



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**413 REDSTONE Grove, Calgary T3N 0T7**

MLS® #: **A2142960**      Area: **Redstone**      Listing Date: **06/20/24**      List Price: **\$599,990**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2017**      Abv Sqft: **1,401**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,132 sqft**      Ttl Sqft: **1,401**  
 Lot Shape:

DOM

**12**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Laminate,Tile,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Washer/Dryer**  
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`1" x 9`10"	Dining Room	Main	13`1" x 9`3"
Kitchen	Main	13`2" x 13`1"	2pc Bathroom	Main	5`6" x 5`1"
Bedroom	Second	10`4" x 9`3"	Bedroom	Second	8`5" x 13`0"
Bedroom - Primary	Second	13`3" x 13`6"	4pc Bathroom	Second	9`1" x 5`3"
3pc Ensuite bath	Second	5`6" x 9`4"	Game Room	Basement	12`9" x 9`1"
Kitchen	Basement	5`4" x 11`1"	4pc Bathroom	Basement	5`0" x 6`11"
Furnace/Utility Room	Basement	7`8" x 12`5"	Bedroom	Basement	10`1" x 12`2"

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**1611524**

**R-1N**

Remarks

Pub Rmks: **Nestled in REDSTONE of NE Calgary, This Detached, Single family home is ready to welcome your family. Total of 4 Bed and 3.5 bath includes 1 Bedroom Illegal suite. This beautiful house has open concept floor plan on main floor to keep it functional and simple for a growing family. Second floor is perfectly planned with 1 large sized Master Suite, 1 main Bath and 2 more spacious bedrooms. Laundry is on upper floor as well for convenience. As a Bonus- 1 bedroom Basement Suite (Illegal) is an asset as a great mortgage helper. This rare find is close to all the amenities and specially for Nurses and other Medical professionals working in local medical facilities. Let's book your showing Today.....**

Inclusions:  
Property Listed By: **none  
RE/MAX Complete Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







413 Redstone Grove NE, Calgary, AB

Main Floor Exterior Area 649.68 sq ft  
Interior Area 597.58 sq ft



PREPARED: 2024/06/17



White regions are excluded from total floor area in QAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 751.51 sq ft  
Interior Area 694.33 sq ft  
Excluded Area 1.77 sq ft



PREPARED: 2024/06/17



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Basement (Below Grade) Exterior Area 451.76 sq ft  
Interior Area 551.49 sq ft



PREPARED: 2024/06/17



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