



THE
A-TEAM

**RE/MAX
FIRST**

169 REDSTONE Common, Calgary T3N 0P6

MLS®#: **A2147406**

Area: **Redstone**

Listing Date: **07/05/24**

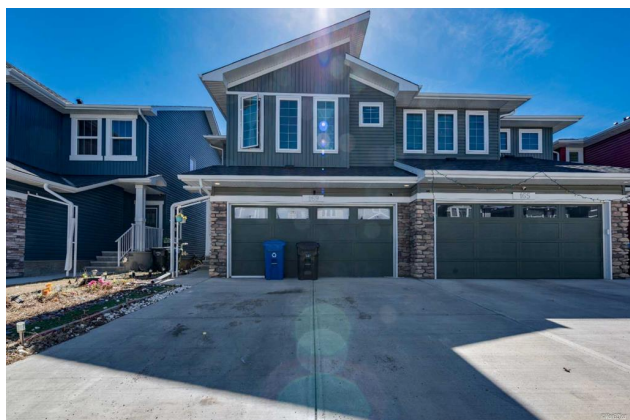
List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,903

Year Built:

2016

Low Sqft:

Ttl Sqft:

1,903

Lot Information

Lot Sz Ar:

3,143 sqft

Lot Shape:

DOM

73

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Landscaped,Street Lighting,Rectangular Lot

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Playground**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

High Ceilings,No Animal Home,No Smoking Home,Vaulted Ceiling(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`8" x 9`0"	2pc Bathroom	Main	5`8" x 4`11"
Kitchen	Main	12`9" x 9`0"	Dining Room	Main	11`4" x 10`9"
Living Room	Main	16`9" x 12`8"	Bedroom - Primary	Main	12`9" x 12`5"
5pc Ensuite bath	Upper	10`2" x 10`4"	Walk-In Closet	Upper	8`5" x 5`4"
Laundry	Upper	7`9" x 8`6"	Bonus Room	Upper	12`8" x 13`6"
4pc Bathroom	Upper	4`11" x 9`0"	Bedroom	Upper	9`2" x 11`2"
Bedroom	Upper	9`1" x 11`6"	Furnace/Utility Room	Basement	14`9" x 9`10"

Flex Space

Basement

16`1" x 22`2"

Storage
Legal/Tax/Financial

Basement

8`3" x 11`10"

Title:

Fee Simple

Legal Desc:

1610674

Zoning:

R-2

Remarks

Pub Rmks:

Welcome to this beautiful home with DOUBLE ATTACHED GARAGE offers a stunning blend of modern elegance and comfort located in the vibrant, family-friendly community of Redstone. It offers 3 spacious bedrooms, 2.5 bathrooms, and a double attached garage. The main level boasts a welcoming entrance, powder room, a cozy living room with a strategically placed center fireplace to warm up those cold winter nights, a modern kitchen with ample cabinet space, a spacious dining area with an adjacent door to tiered deck in a fully fenced backyard to enjoy outdoor activities. The upper level includes a luxurious primary bedroom with a large ensuite and walk-in closet, two additional bedrooms, a bonus room with vaulted ceilings perfect for a home office or playroom, a 4-piece bathroom, and a convenient laundry room completes this level. The unfinished basement offers great potential for customization, including a furnace/utility room, flex room, and storage space. Redstone is known for its excellent amenities and family-friendly atmosphere, with easy access to parks, schools, shopping centers, and major transportation routes. This is an incredible opportunity to own a beautiful home in one of Calgary's most sought-after neighborhoods. With its unbeatable location and immaculate condition, this property is a rare find in today's market. Don't miss out on the opportunity to make it yours - schedule a showing with your favorite realtor today before it's gone!

Inclusions:

N/A

Property Listed By:

Prep Ultra

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