



THE
A-TEAM

**RE/MAX
FIRST**

96 REDSTONE Villas, Calgary T3N0M4

MLS®#: **A2151165** Area: **Redstone** Listing Date: **07/23/24** List Price: **\$919,900**
 Status: **Pending** County: **Calgary** Change: **-\$20k, 01-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **4,197 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,508**
 Low Sqft:
 Ttl Sqft: **2,508**

DOM

55
Layout
 Beds: **6 (4 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Lawn,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Rain Gutters,Storage**

Construction: **Concrete,Post & Beam,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Gas Range,Microwave,Refrigerator,Washer/Dryer,Washer/Dryer Stacked,Water Purifier,Water Softener,Window Coverings**

Int Feat: **Ceiling Fan(s),Central Vacuum,Chandelier,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,Pantry,Separate Entrance,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	15`2" x 13`3"
5pc Ensuite bath	Upper	10`5" x 11`6"
Bedroom	Upper	13`5" x 9`11"
5pc Bathroom	Upper	8`2" x 10`2"
Laundry	Upper	6`7" x 6`0"
Office	Main	13`10" x 11`5"

Room	Level	Dimensions
Bedroom	Upper	15`9" x 9`11"
Walk-In Closet	Upper	9`9" x 11`6"
Bedroom	Upper	10`9" x 11`6"
Bonus Room	Upper	16`1" x 14`8"
Foyer	Main	7`7" x 6`8"
Kitchen	Main	14`10" x 11`10"

Dining Room	Main	11`0" x 11`10"	Living Room	Main	15`0" x 13`3"
Game Room	Basement	15`4" x 15`7"	Kitchen	Basement	8`3" x 13`6"
3pc Bathroom	Main	5`6" x 8`3"	4pc Bathroom	Basement	8`0" x 5`0"
Bedroom	Basement	9`0" x 10`3"	4pc Bathroom	Basement	4`11" x 10`1"
Bedroom	Basement	9`1" x 9`11"	Den	Basement	9`7" x 7`10"
Furnace/Utility Room	Basement	11`5" x 7`1"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-1N**
 Legal Desc: **1211103**

Remarks

Pub Rmks: **Welcome to a beautiful and bright house located in one of the most desirable communities in NE, Redstone. This house offers 6 Bedrooms | 5 Full Bathrooms in total and an office (which can be used as a bedroom) on the main floor. A standout feature of this house is a separate entrance brand new 2 ILLEGAL suites in the basement, that can significantly ease mortgage costs. This house is loaded with upgrades and ton of features. a layout suitable for a large family or those who need ample space for various uses. Hardie exterior makes this house stand out in the neighbourhood and it has heated double car garage. As you step inside, you are greeted by a spacious and bright foyer which leads you to main floor with 9ft ceiling and band new vinyl flooring, an office and custom build full 3PC full bathroom. Upgraded kitchen which offers stainless steel appliances and brand-new gas range with huge granite centre island. A spacious living room and a dining area flooded with natural light offered by big size triple pane windows and living area also has a gas fireplace and sound system installed. Stepping outside onto the deck which has a privacy glass for your BBQ parties along with aspen trees in the backyard and a nice tool shed. The upper level has newly upgraded Artian carpet with 9lb Premium Underlay Memory Foam/Spill Guard. With massive bonus area installed with sound system, upper level has 4 bedrooms, 2 Full bath and descent size laundry. Primary retreat with 5pc ensuite, large size triple pane windows with Hunter Douglas Blinds offers mountain view and huge size walk-in closet. This house is equipped with central air conditioning along with two separate furnaces, 3 zone-controlled sound system, Water-Filtration, Water Softener, Surveillance cameras (NVR not included). All major amenities are close by, walking distance to bus stop and park, easy access to Metis trail, Stony trail and Deerfoot, 10 minutes drive to CrossIron Mills and Airport. DON'T MISS IT OUT.**

Inclusions: **none**
 Property Listed By: **MaxWell Central**

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