



THE
A-TEAM

**RE/MAX
FIRST**

18 REDSTONE Mews, Calgary T3N 0N5

MLS®#: **A2154514** Area: **Redstone** Listing Date: **08/18/24** List Price: **\$655,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,347 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

DOM

32
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Lighting,Private Entrance,Private Yard,Rain Gutters** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Track Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`1" x 13`4"	Bedroom - Primary	Upper	11`6" x 14`3"
Dining Room	Main	9`10" x 11`4"	5pc Ensuite bath	Upper	5`0" x 15`9"
Living Room	Main	13`0" x 16`1"	Walk-In Closet	Upper	5`7" x 8`11"
2pc Bathroom	Main	6`11" x 2`11"	Bedroom	Upper	9`11" x 12`7"
Laundry	Main	91`10" x 9`4"	Bedroom	Upper	12`6" x 11`3"
Foyer	Main	10`5" x 5`6"	4pc Bathroom	Upper	8`7" x 4`10"

Bonus Room

Upper

15` 4" x 13` 8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1311436

Zoning:

R-2

Remarks

Pub Rmks:

Welcome to your new home in the vibrant community of Redstone! This stunning semi-detached residence offers a perfect blend of modern elegance and comfortable living. With 3 generously sized bedrooms and 2.5 bathrooms, this home is designed to meet all your family's needs. Step inside to discover a spacious and inviting open-concept main floor. The heart of the home, the gourmet kitchen, is a chef's delight with stainless steel appliances, granite countertops, and beautifully crafted shaker cabinets. The kitchen island with seating makes it an ideal spot for morning coffee or casual gatherings. The warmth of hardwood floors flows seamlessly through the main level, creating a welcoming ambiance. Whether you're hosting a dinner party or enjoying a quiet meal, this space will surely impress. Upstairs, you'll find a versatile bonus room, perfect for a home office or family entertainment area. Retreat to the Master Bedroom, a true sanctuary, complete with a luxurious 5-piece ensuite and a walk-in closet that will satisfy your storage needs. The two additional bedrooms are spacious and bright, offering comfort and privacy for family or guests. The east-facing backyard invites you to relax on the deck and enjoy peaceful mornings with your coffee. With a double attached garage, you'll have plenty of space for your vehicles and storage needs. The unfinished basement is a blank canvas, awaiting your creative vision to transform it into the perfect space for your lifestyle. Nestled in the desirable community of Redstone, this home is close to parks, schools, shopping, and all the amenities you could wish for. Don't miss out on the opportunity to make this exceptional property your new home.

Inclusions:

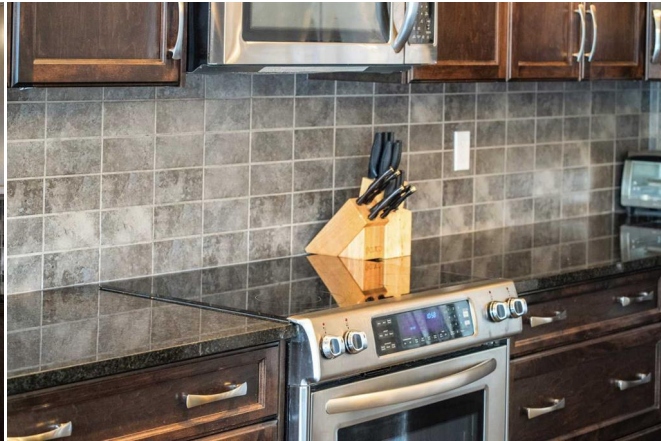
Property Listed By:

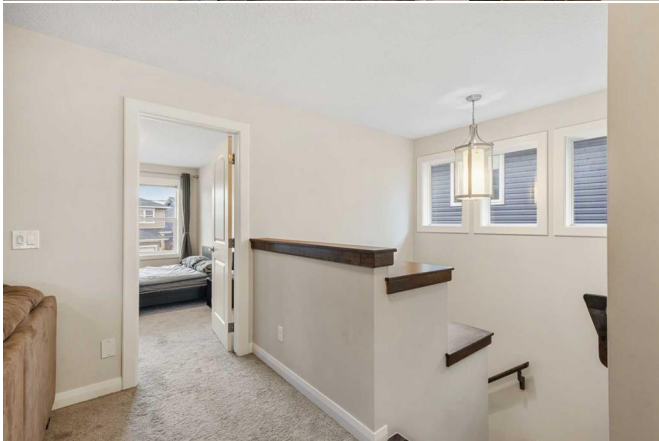
None

eXp Realty

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





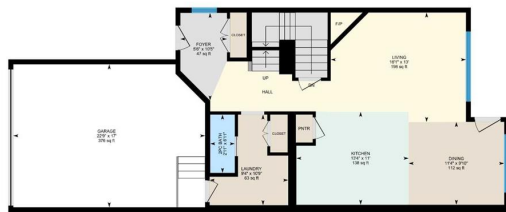






18 Redstone Mews NE, Calgary, AB

Main Floor Exterior Area 582.20 sq ft
Interior Area 705.65 sq ft
Excluded Area 412.64 sq ft



PREPARED: 20240807



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

18 Redstone Mews NE, Calgary, AB

1st Floor Exterior Area 1310.56 sq ft
Interior Area 926.47 sq ft
Excluded Area 4.14 sq ft



PREPARED: 20240807



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