

21 REDSTONE Road, Calgary T3N0M3

MLS®#: **A2155003** Area: **Redstone** Listing Date: **08/02/24** List Price: **\$779,000**
 Status: **Active** County: **Calgary** Change: **-\$16k, 23-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,595 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,948**
 Low Sqft:
 Ttl Sqft: **1,948**

DOM

47
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,City Lot,Lawn,No Neighbours Behind,Landscaped,Level,Street Lighting,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Storage**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Hardwood,Laminate,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Dishwasher,Electric Range,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Chandelier,High Ceilings,No Animal Home,No Smoking Home,Quartz Counters,Sump Pump(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`9"	Dining Room	Main	10`11" x 9`11"
Foyer	Main	5`11" x 8`9"	Spice Kitchen	Main	5`3" x 6`9"
Kitchen	Main	9`1" x 11`6"	Living Room	Main	13`10" x 15`3"
4pc Bathroom	Upper	9`7" x 5`1"	4pc Ensuite bath	Upper	10`11" x 13`9"
Bedroom	Upper	9`3" x 12`10"	Bedroom	Upper	9`7" x 12`5"
Family Room	Upper	13`11" x 13`10"	Laundry	Upper	5`9" x 5`8"
Bedroom - Primary	Upper	12`11" x 13`6"	4pc Bathroom	Basement	8`2" x 5`0"

Bedroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

9`11" x 9`8"
11`7" x 15`1"
9`8" x 8`2"

Bedroom
Storage

Basement
Basement

10`0" x 8`11"
11`11" x 8`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1211103

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to this stunning front garage home in the vibrant community of Redstone, Calgary. Situated on a rare traditional lot with a back lane, this property offers an unparalleled blend of modern conveniences and traditional charm. With a host of remarkable features and an ideal location, this home is perfect for families seeking comfort, style, and practicality. Enjoy the convenience of being within walking distance of essential amenities such as grocery stores, transit stops, soccer playgrounds, and the future school site. The community of Redstone is known for its friendly atmosphere and excellent accessibility. This home has 9' ceilings on both the main floor and upper floor and provides a sense of openness and grandeur. The ample natural light enhances the spacious feel throughout. The newly renovated central kitchen and spice kitchen are equipped with new appliances, ensuring a modern and functional cooking space. The sleek design and quality finishes make these kitchens a chef's dream. Beautiful hardwood floors extend through the main living areas, adding warmth and elegance to the home. The upper floor boasts three spacious bedrooms, including a master suite and a bonus room perfect for family gatherings or a media space. The basement features a finished illegal suite with a side entrance and separate laundry. This space includes two good-sized bedrooms and an office (currently used as storage) and offers the potential for rental income or additional family living space. This home is designed for modern living with ample storage, high-quality fixtures, and a thoughtful layout that maximizes comfort and functionality. Redstone is a thriving community that offers a perfect blend of urban convenience and suburban tranquility. Residents benefit from easy access to parks, playgrounds, and various shopping and dining options. The planned future school site and current amenities make it an ideal place for families to grow and thrive. This beautiful home is a rare find in Redstone, Calgary. It offers a perfect combination of location, style, and modern conveniences. Don't miss the opportunity to make this your dream home. Please reach out to us today to schedule a viewing and experience all that this exceptional property has to offer.

Inclusions:
Property Listed By:

**In Basement," Refrigerator, built-in electric cooktop, OTR
Brilliant Realty**

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









