



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**301 REDSTONE Boulevard #138, Calgary T3N 1V7**

MLS®#: **A2158404**      Area: **Redstone**      Listing Date: **08/16/24**      List Price: **\$485,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2021**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,288**  
 Low Sqft:  
 Ttl Sqft: **1,288**

DOM

**33**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Wood Frame**  
 Flooring: **Carpet**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Dishwasher,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Second</b>	<b>4`7" x 4`7"</b>	<b>Kitchen</b>	<b>Second</b>	<b>8`9" x 13`2"</b>
<b>Pantry</b>	<b>Second</b>	<b>1`11" x 2`1"</b>	<b>Dining Room</b>	<b>Second</b>	<b>16`2" x 8`2"</b>
<b>Living Room</b>	<b>Second</b>	<b>13`2" x 13`3"</b>	<b>Balcony</b>	<b>Second</b>	<b>6`4" x 14`0"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>10`2" x 10`11"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>7`11" x 5`3"</b>
<b>Laundry</b>	<b>Third</b>	<b>3`7" x 3`5"</b>	<b>Bedroom</b>	<b>Third</b>	<b>10`1" x 10`11"</b>
<b>3pc Ensuite bath</b>	<b>Third</b>	<b>8`10" x 5`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$198**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-G**

Legal Desc: **2010324**

Remarks

Pub Rmks: **Welcome to this BEAUTIFUL home located in the vibrant, sought after and rapidly growing community of Redstone Park. This home offers thoughtfully designed living space, featuring 2 bedrooms, 2.5 bathrooms, and a two-car attached garage. As you step inside, the main level greets you with a spacious 2 car attached garage, perfect for secure parking and additional storage. Moving to the upper floor, you will find a bright, open-concept layout that seamlessly connects the large living area, dining space, and a modern kitchen equipped with a counter breakfast bar and a roomy pantry. A generously sized balcony with a gas line for grilling and outdoor enjoyment is also located on this level, along with a convenient 2-piece bathroom. On the top floor, the home boasts two expansive primary bedrooms, each with its own private ensuite bathroom, providing comfort and privacy. An upstairs laundry area adds to the convenience of this well-designed home. Located close to all major amenities, restaurants and surrounded by playgrounds, green spaces, and more, this property offers the perfect blend of comfort and convenience. Do not miss out on this opportunity - book your private showing today!**

Inclusions: **N/A**  
Property Listed By: **Save Max Star**

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