



THE
A-TEAM

**RE/MAX
FIRST**

431 REDSTONE View, Calgary T3N 0M9

MLS® #: **A2158611** Area: **Redstone** Listing Date: **08/17/24** List Price: **\$465,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **957 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,423**
 Low Sqft:
 Ttl Sqft: **1,423**

DOM

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

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Other**
Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Other**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Third	13`3" x 10`9"	Bedroom	Third	11`9" x 9`1"
Living Room	Second	13`5" x 11`1"	Kitchen	Second	15`11" x 9`0"
Dining Room	Second	12`2" x 9`1"	2pc Bathroom	Second	6`11" x 2`6"
4pc Bathroom	Third	8`1" x 4`11"	4pc Ensuite bath	Third	9`4" x 4`11"
Laundry	Second	6`2" x 2`10"			

Legal/Tax/Financial

Condo Fee: \$280	Title: Fee Simple Fee Freq: Monthly	Zoning: m-2
Legal Desc:	1410773	

Remarks

Pub Rmks:	<p>Welcome to this beautifully maintained 3-level townhouse in the sought-after community of Redstone. With 2 spacious bedrooms and 2.5 bathrooms, this home is perfect for modern living and comfort. • Inviting Main Level: Enter into a bright and airy living area that seamlessly flows into a well-appointed kitchen, featuring contemporary finishes and ample cabinet space. A convenient half-bath and a cozy dining area make this level perfect for entertaining. • Upper Levels: The second floor boasts two generous bedrooms. The master suite is a tranquil retreat with a large closet and an elegant ensuite bathroom. The second bedroom is perfect for guests or family, also featuring a bathroom. Along with a convenient laundry area which comes with a washer and dryer. • Finished Lower Level: The versatile lower level includes a single attached garage with extra storage space and a multi-purpose area that can be customized to suit your needs. • Community Perks: Enjoy the benefits of living in Redstone, a vibrant community offering parks, walking trails, and easy access to local amenities. This townhouse combines style, functionality, and convenience, making it the ideal place to call home. Don't miss your chance to experience the best of Redstone living. Schedule your viewing today with your favourite Realtor!</p>
Inclusions:	none
Property Listed By:	Diamond Realty & Associates LTD.

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















