



THE
A-TEAM

**RE/MAX
FIRST**

131 REDSTONE Circle, Calgary T3N 0M8

MLS®#: **A2160005** Area: **Redstone** Listing Date: **08/23/24** List Price: **\$399,999**
 Status: **Active** County: **Calgary** Change: **-\$39k, 25-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **1,140 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,209**
 Low Sqft:
 Ttl Sqft: **1,209**

DOM

90
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Low Maintenance Landscape**
 Park Feat: **Single Garage Attached**

Utilities and Features

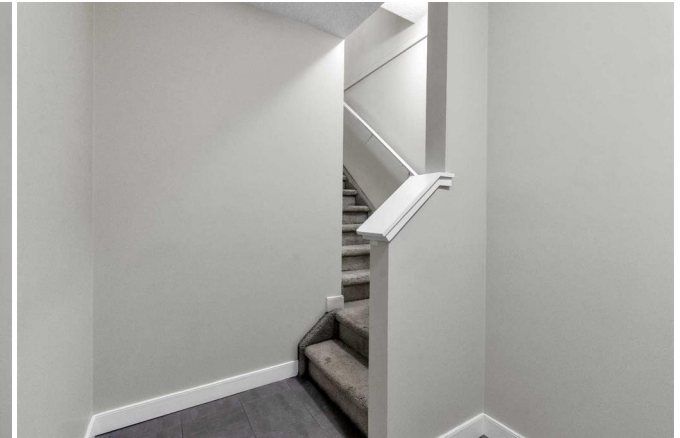
Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, Playground**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

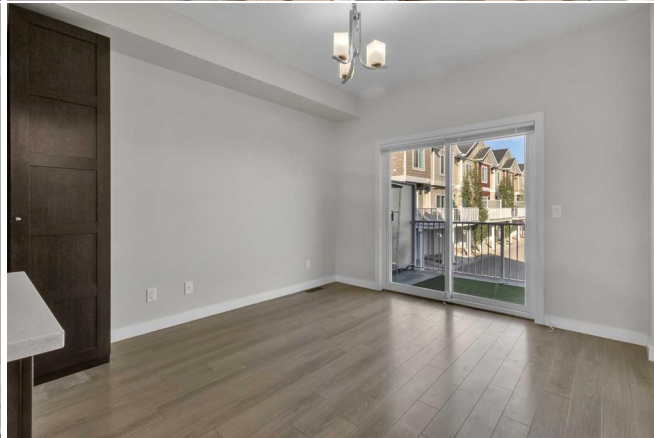
Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Third	16' 3" x 12' 1"	Walk-In Closet	Third	7' 9" x 3' 10"
4pc Bathroom	Third	5' 11" x 9' 8"	Hall	Third	3' 9" x 14' 7"
Laundry	Third	3' 0" x 2' 11"	Bedroom	Third	11' 2" x 11' 0"
4pc Bathroom	Third	5' 10" x 9' 8"	2pc Bathroom	Main	6' 6" x 4' 3"
Dining Room	Main	14' 5" x 15' 3"	Kitchen	Main	15' 7" x 13' 3"
Living Room	Main	14' 2" x 17' 6"	Nook	Main	5' 10" x 6' 2"

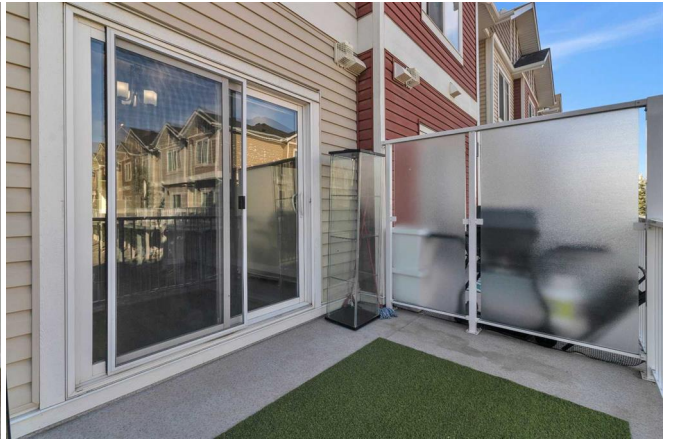
Foyer	Lower	13`9" x 5`7"	Den Legal/Tax/Financial	Lower	7`0" x 14`4"
Condo Fee: \$323		Title: Fee Simple Fee Freq: Monthly		Zoning: M-G	
Legal Desc:	1411005		Remarks		
Pub Rmks:	<p>WELCOME to your dream home! This stunning 3-storey Townhouse features 2 bedrooms, 2.5 bathrooms, and ample storage. The lower floor features a versatile den/office room. It is nestled in a quiet, friendly neighborhood of Redstone and is close to all amenities including a playground, schools, and public transportation. Making it ideal for young families, first-time home buyers, or busy professionals. Step inside the second floor and be amazed by the open concept with wooden flooring and a soaring 9' ceiling designed to make the most of the space with large windows that flood the home with natural light. The modern kitchen features upgraded wood cabinets, stainless steel appliances, and quartz kitchen countertops and is perfect for cooking your favorite meals and leads directly to a cozy deck - a great spot for morning coffee or evening barbecues. Upstairs, you will find dual master bedrooms, each with a walk-in closet, giving you plenty of storage for all your things. Top floor laundry, 2 balconies, and comes with a spacious single heated garage attached and an additional parking spot in the driveway, there are plenty of visitors parking in the complex. Quick access to Stoney Trail, Deerfoot Trail, CrossIron Mills, Amazon shipping depot, and The Airport. This move-in-ready home provides maintenance-free living with low condo fees, perfect for investors or first-time buyers. Don't miss out & Book your showing today!</p>				
Inclusions: Property Listed By:	<p>N/A eXp Realty</p>				

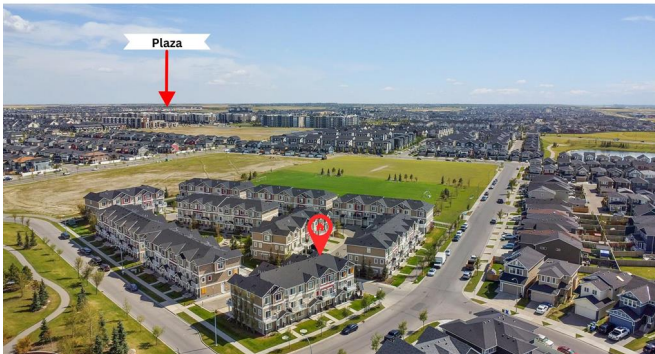
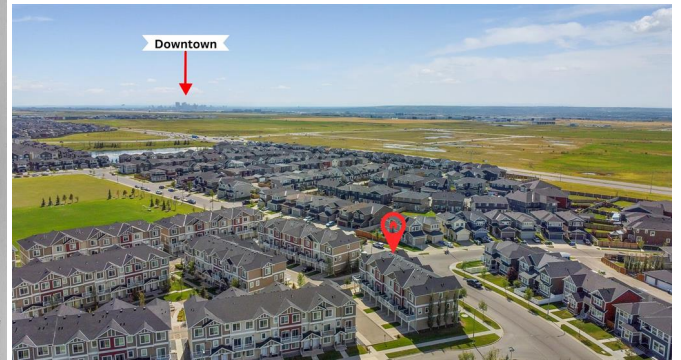
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





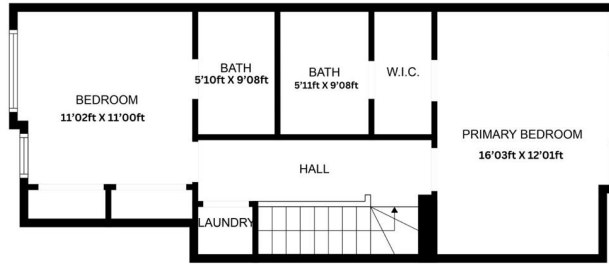




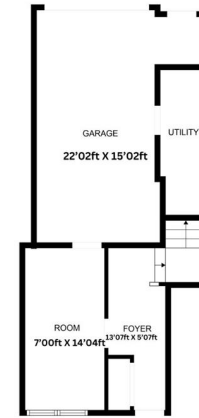




Main



Upper level



Lower Level

