



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**131 REDSTONE Circle, Calgary T3N 0M8**

MLS®#: **A2160005**

Area: **Redstone**

Listing Date: **08/23/24**

List Price: **\$439,000**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Access:

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

DOM

**27**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

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"  |

|                            |   |                             |                     |                       |                     |
|----------------------------|---|-----------------------------|---------------------|-----------------------|---------------------|
| <b>Foyer</b>               | <b>Lower</b>  | <b>13`9" x 5`7"</b>         | <b>Den</b>          | <b>Lower</b>          | <b>7`0" x 14`4"</b> |
|                            |   |                             | Legal/Tax/Financial |                       |                     |
| Condo Fee:<br><b>\$323</b> |   | Title:<br><b>Fee Simple</b> |                     | Zoning:<br><b>M-G</b> |                     |
|                            |   | Fee Freq:<br><b>Monthly</b> |                     |                       |                     |
| Legal Desc:                | <b>1411005</b>  | Remarks                     |                     |                       |                     |
| Pub Rmks:                  | <p><b>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 and 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 &amp; Book your showing today!</b></p> |                             |                     |                       |                     |
| Inclusions:                | <b>N/A</b>  |                             |                     |                       |                     |
| Property Listed By:        | <b>eXp Realty</b>   |                             |                     |                       |                     |

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