

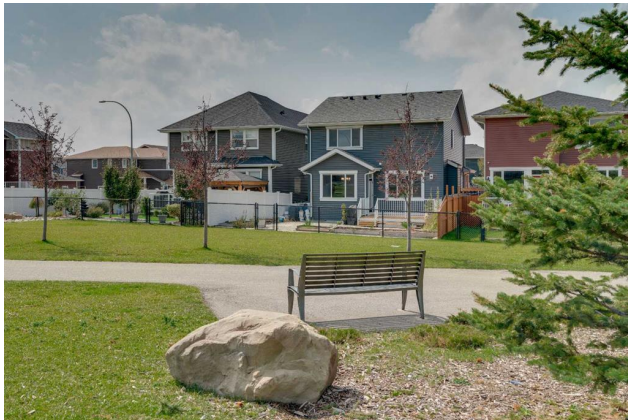


THE
A-TEAM

**RE/MAX
FIRST**

96 REDSTONE Parade, Calgary T3N 0J8

MLS®#: **A2160698** Area: **Redstone** Listing Date: **09/03/24** List Price: **\$775,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **4,144 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,451**
 Low Sqft:
 Ttl Sqft: **2,451**

DOM

16
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`0" x 18`5"
Kitchen	Main	13`0" x 13`5"
Foyer	Main	7`11" x 7`9"
2pc Bathroom	Main	5`0" x 4`11"
Bedroom	Upper	10`7" x 11`10"
4pc Bathroom	Upper	8`4" x 5`7"
Family Room	Upper	18`11" x 12`10"

Room	Level	Dimensions
Breakfast Nook	Main	13`0" x 8`11"
Dining Room	Main	16`11" x 10`1"
Laundry	Main	7`1" x 9`0"
Bedroom - Primary	Upper	16`1" x 15`0"
5pc Ensuite bath	Upper	12`4" x 9`11"
Bedroom	Upper	12`3" x 10`1"
Walk-In Closet	Upper	7`2" x 10`7"

Title:
Fee Simple
Legal Desc:

1211060

Zoning:
R-1

Remarks

Pub Rmks:

BACKS TO GREENSPACE | 3 BEDS 2.5 BATHS | LOW MAINTENANCE YARD | A/C. Welcome to your dream home in Redstone, where comfort meets convenience. This spacious 2,450 sq ft, 3-bedroom, 2.5-bathroom home is perfectly situated on a prime lot surrounded by beautiful green space, offering peace and privacy. As you step through the open foyer, you're welcomed into the open-concept main floor designed for modern living. The formal dining room, which can also serve as a flexible space for a home office or sitting area, sets the tone for elegant entertaining. The heart of the home is the upgraded kitchen, featuring granite countertops, a large center island, stainless steel appliances, and a corner pantry. Whether you're hosting or enjoying a quiet meal, the breakfast nook provides peaceful green space views, while the adjacent living room offers a cozy atmosphere with a gas fireplace and large windows showcasing park vistas. A convenient half bath and laundry room complete the main floor, ensuring everyday chores are a breeze. Upstairs, you'll find even more space with a generous bonus room—perfect for family movie nights, a playroom, or a second living area. The huge primary suite is a true retreat, complete with an expansive walk-in closet and a luxurious 5-piece ensuite. Enjoy the dual vanities, oversized soaker tub, and a standalone shower for a spa-like experience at home. Two additional spacious bedrooms and a 4-piece bath ensure plenty of room for family and guests. The unfinished basement offers endless possibilities for customization, allowing you to create the space that fits your needs—whether it's a home gym, a recreation room, or additional bedrooms. Outside, the large yard features a deck and low-maintenance patio that offer plenty of outdoor living space, with direct access to the green space and walking paths leading straight to the nearby playground. Perfect for families, this home is close to parks, schools, shopping, and offers easy access to Deerfoot Trail, Stoney Trail, and the airport. With central A/C to keep you cool in the summer, and a drywalled & painted double attached garage, this home is move-in ready and waiting for you to make it your own.

Inclusions:
Property Listed By:

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

