



THE
A-TEAM

**RE/MAX
FIRST**

50 REDSTONE Common, Calgary T3N 0K1

MLS®#: **A2161009** Area: **Redstone** Listing Date: **08/30/24** List Price: **\$669,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,132 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,518**
 Low Sqft:
 Ttl Sqft: **1,518**

DOM

19
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Interior Lot,Level,Street Lighting,Rectangular Lot**

Park Feat:

Double Garage Detached,Enclosed,On Street

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`9" x 13`4"	Kitchen	Main	11`5" x 8`0"
Dining Room	Main	13`3" x 9`7"	Foyer	Main	5`7" x 5`3"
Mud Room	Main	6`11" x 3`9"	Nook	Main	5`2" x 2`0"
2pc Bathroom	Main	4`11" x 4`11"	Family Room	Lower	17`3" x 12`2"
Bedroom - Primary	Second	13`3" x 11`0"	4pc Ensuite bath	Second	9`3" x 4`11"
Bedroom	Second	11`1" x 9`3"	Bedroom	Second	11`1" x 9`3"
4pc Bathroom	Second	9`2" x 4`11"	Bedroom	Lower	12`1" x 9`6"

3pc Ensuite bath
Furnace/Utility Room

Lower
Lower

9'2" x 5'1"
16'4" x 4'11"

Laundry

Lower

7'5" x 5'6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1211060

Zoning:
R-1N

Remarks

Pub Rmks:

WELCOME to this beautiful fully developed two storey home in the popular family community of Redstone! This property is spotless and meticulously taken care of. It features HARDWOOD FLOORS, GRANITE COUNTERS, OPEN FLOOR PLAN, a WONDERFUL GOURMET KITCHEN with AMPLE STORAGE and PREP SPACE! LARGE DINING AREA, TONS OF LARGE WINDOWS for natural light all day long. The MAIN FLOOR also features a GREAT SIZED LIVING/FAMILY ROOM at the front of the house offering a fabulous space for entertaining and family movie nights. A half bath is conveniently tucked away and there is also a convenient built in computer desk where one can work from home as well as a fabulous homework space. UPSTAIRS has a fantastic floorplan lending itself to large bedrooms like the PRIMARY BEDROOM featuring a good sized WALK IN CLOSET and 4 PIECE ENSUITE BATH. TWO ADDITIONAL LARGE BEDROOMS and 4 PIECE MAIN BATH complete this level. The LOWER LEVEL is fully developed and features an ADDITIONAL LARGE BEDROOM, GORGEOUS 3 PIECE ENSUITE BATH WITH FLOATING SINK AND VANITY along with an OVERSIZED SHOWER WITH RAINFALL SHOWER HEAD, HAND HELD SHOWER and GLASS FRONT. Located on this level is also a FAMILY / MEDIA / FLEX ROOM that can be used easily for any of these preferences. A great sized LAUNDRY ROOM and HUGE STORAGE ROOM / UTILITY ROOM completes this level. This home is large family ready but there is still more.....Enjoy outdoor entertaining on your LARGE DECK and fully fenced private yard. Store your vehicles in an enclosed DOUBLE DETACHED GARAGE. Sit comfortably and relax on the LARGE FRONT PORCH and watch the day disappear into a relaxing night sky. This beautiful home has so much to offer and is move in ready! Perfectly located minutes to schools, shopping, walking paths and major highways and roadways for easy commute to work and out of the city! COME SEE.....

Inclusions:
Property Listed By:

NONE
CIR Realty

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









