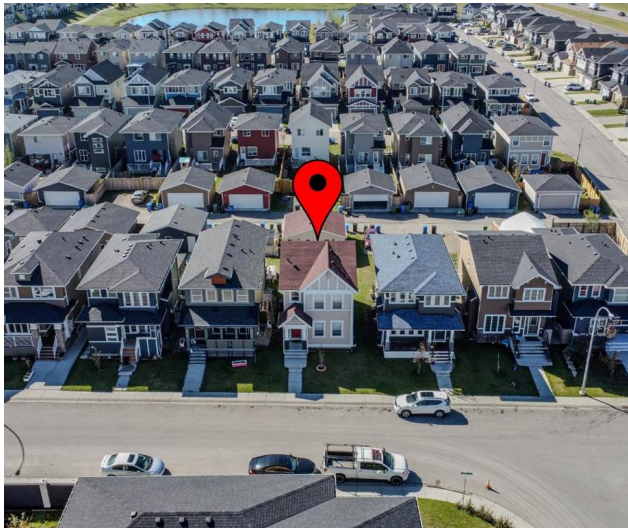


61 REDSTONE Villas, Calgary T3N0M4

MLS® #: **A2161833** Area: **Redstone** Listing Date: **08/30/24** List Price: **\$618,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **3,129 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,352**
 Low Sqft:
 Ttl Sqft: **1,352**

DOM

19
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`3" x 5`5"	Dining Room	Main	11`6" x 9`8"
Kitchen	Main	11`6" x 6`8"	Living Room	Main	13`9" x 16`9"
4pc Bathroom	Upper	8`2" x 4`11"	4pc Ensuite bath	Upper	5`8" x 9`0"

Bedroom
Bedroom - Primary

Upper
Upper

9`4" x 11`7"
13`1" x 11`1"

Bedroom
Other
Legal/Tax/Financial

Upper
Basement

9`5" x 11`7"
18`1" x 32`1"

Title:
Fee Simple
Legal Desc:

1211103

Zoning:
R-1N

Remarks

Pub Rmks:

Nestled in the highly sought-after community of Redstone, this cozy family home offers a blend of comfort and style. The main floor boasts 9-foot ceilings, upgraded windows that flood the space with natural light, hardwood floors, and a kitchen equipped with premium stainless steel appliances and granite countertops. Upstairs, the second floor continues to impress with its abundant natural light, featuring a Master bedroom complete with a 4-piece ensuite and built-in closet organizer, along with two generously sized bedrooms and a 4-piece bathroom. Additional highlights include air conditioning, a spacious backyard with a deck, and a double garage. This home is ideally located, providing convenient access to shopping centers, Deerfoot Trail, and Stoney Trail, as well as being within walking distance of bus stops and a large green space.

Inclusions:
Property Listed By:

N/A
Real Estate Professionals Inc.

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

