



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**301 REDSTONE Boulevard #363, Calgary T3N 1V7**

MLS® #: **A2161932**

Area: **Redstone**

Listing Date: **09/01/24**

List Price: **\$479,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,439**

Low Sqft:

Ttl Sqft: **1,439**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**17**

Layout

Beds: **3 (2 1 )**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Other**

**Driveway,Front Drive,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Playground**

Construction: **Concrete,Vinyl Siding**  
Flooring: **Carpet,Laminate**  
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,Open Floorplan,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>43`8" x 32`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>36`1" x 33`6"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>26`3" x 17`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>31`6" x 26`7"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>17`5" x 26`7"</b>
<b>Entrance</b>	<b>Lower</b>	<b>15`1" x 30`10"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>58`1" x 29`6"</b>
<b>Laundry</b>	<b>Second</b>	<b>11`6" x 10`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>49`6" x 27`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>15`1" x 15`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>33`6" x 36`1"</b>
<b>Storage</b>	<b>Lower</b>	<b>60`8" x 10`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$200**

Title:  
**Fee Simple**

Zoning:  
**M-G**

Fee Freq:  
**Monthly**

Legal Desc: **2010324**

Remarks

---

Pub Rmks: **Welcome to this stunning three-story townhouse, a perfect blend of modern luxury and functional design. This home features 3 spacious bedrooms, 2.5 baths, and a front-attached single car garage. Upon entering the main floor, you will find a generously sized bedroom, ideal for guests or a home office. The second level boasts an open-concept living area, including a half bath, a contemporary kitchen with quartz countertops, stainless steel appliances, and a dining area perfect for entertaining. The living area extends to a balcony, offering a serene outdoor space. The third floor houses two bedrooms, each with its own ensuite bathroom, providing ultimate privacy and comfort. The upper floor also includes a convenient laundry area. Elegant lighting fixtures throughout the home add a touch of sophistication. Do not miss the opportunity to see this beautiful home in person. Book a showing today! Note: Photos of the main floor bedroom are from a similar townhouse and are for reference only, as the room in this unit is currently under development.**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

---

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