



THE
A-TEAM

**RE/MAX
FIRST**

301 REDSTONE Boulevard #363, Calgary T3N 1V7

MLS® #: **A2161932** Area: **Redstone** Listing Date: **09/01/24** List Price: **\$469,999**
 Status: **Active** County: **Calgary** Change: **-\$10k, 01-Oct** 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**

DOM

80
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

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

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

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









