



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**25 REDSTONE Circle, Calgary T3N 0M8**

MLS®#: **A2163165**      Area: **Redstone**      Listing Date: **09/05/24**      List Price: **\$415,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2014**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,496**  
 Low Sqft:  
 Ttl Sqft: **1,496**

DOM

**13**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Street Lighting**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Built-in Features,Kitchen Island,No Animal Home,Open Floorplan,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`3" x 14`8"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>3`3" x 5`5"</b>
<b>Balcony</b>	<b>Main</b>	<b>11`2" x 7`9"</b>	<b>Office</b>	<b>Main</b>	<b>4`0" x 3`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 11`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`2" x 10`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>6`8" x 0`6"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`3" x 15`2"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>3`10" x 7`9"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 7`7"</b>
<b>Laundry</b>	<b>Upper</b>	<b>2`10" x 3`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`9" x 10`5"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 7`7"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>12`7" x 2`11"</b>

**Flex Space  
Entrance**

**Lower  
Lower**

**7`1" x 14`4"  
10`4" x 3`4"**

**Entrance  
Other**  
Legal/Tax/Financial

**Lower  
Lower**

**4`9" x 4`5"  
10`10" x 13`2"**

Condo Fee:  
**\$323**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-G**

Legal Desc: **1411005**

Remarks

Pub Rmks: **\*\*OPEN HOUSE CANCELLED\* Welcome to your dream home, thoughtfully crafted for young couples and small families! This stunning townhome offers 2 spacious bedrooms and 2 modern bathrooms, each featuring built-in shelving for extra convenience and storage. The lower level includes a versatile flex room that can be customized as a home office, playroom, or guest space—designed to fit your lifestyle. The open-concept living and dining area is bathed in natural light, creating a welcoming atmosphere ideal for both entertaining and relaxation. The kitchen boasts a large island, perfect for culinary creations, along with stainless steel appliances and a high bar, making it easy to entertain family, friends, and guests. Step outside and enjoy two private balconies, ideal for morning coffee or evening BBQs. The attached single garage offers secure parking and extra storage space. One of the highlights of this home is its peaceful setting, backing onto a lush green space where you can unwind and soak in the beauty of nature—your own quiet retreat from city life. Conveniently located just minutes from Stoney Trail Highway, commuting is a breeze. You'll also be close to CrossIron Mall, providing an array of shopping and dining options. Nearby parks, schools, and recreational facilities further enhance this home's appeal for young families. Don't miss out on the chance to own this stylish, functional, and ideally located townhome. Schedule your private tour today and discover everything this home has to offer!**

Inclusions:  
Property Listed By: **TV Wall Mounts  
Greater Property Group**

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







