



THE
A-TEAM

**RE/MAX
FIRST**

89 REDSTONE Plaza, Calgary T3N 0J9

MLS®#: **A2163911**

Area: **Redstone**

Listing Date: **09/08/24**

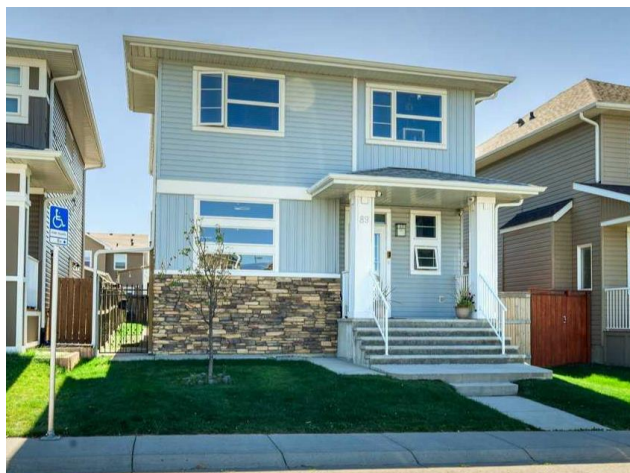
List Price: **\$714,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**
Lot Information
Lot Sz Ar: **3,842 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,700**
Low Sqft:
Ttl Sqft: **1,700**

DOM

11
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Greenbelt,Landscaped,Street Lighting**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 4`10"	Dining Room	Main	7`0" x 14`1"
Kitchen	Main	13`11" x 13`10"	Living Room	Main	12`0" x 9`10"
Living Room	Main	13`11" x 9`10"	4pc Bathroom	Upper	8`6" x 4`10"
5pc Bathroom	Upper	8`3" x 12`6"	Bedroom	Upper	12`4" x 10`0"
Bedroom	Upper	10`1" x 12`4"	Laundry	Upper	8`2" x 5`6"

Bedroom - Primary
4pc Bathroom
Kitchen
Bedroom

Upper
Basement
Basement
Basement

12`3" x 16`2"
6`5" x 4`10"
8`2" x 10`8"
9`9" x 7`2"

Walk-In Closet
Bedroom
Game Room
Furnace/Utility Room

Upper
Basement
Basement
Basement

8`2" x 7`1"
11`10" x 9`5"
12`10" x 16`3"
6`6" x 7`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1211060

Zoning:
R-1

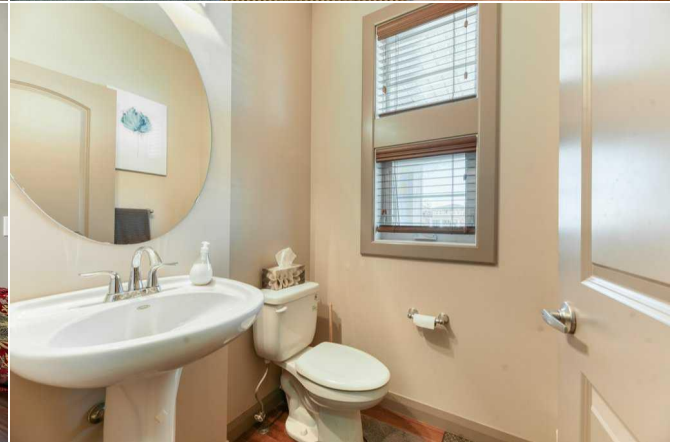
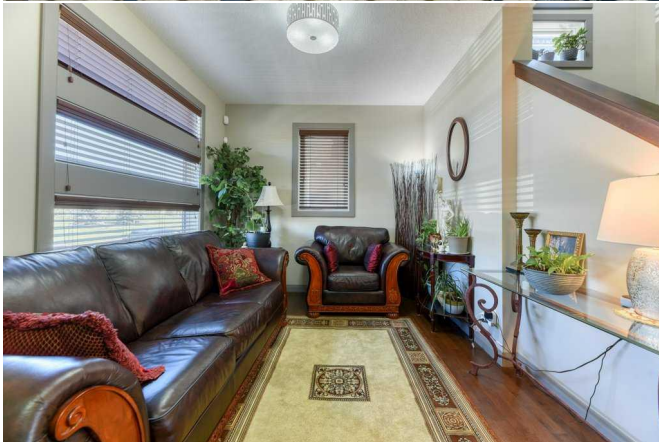
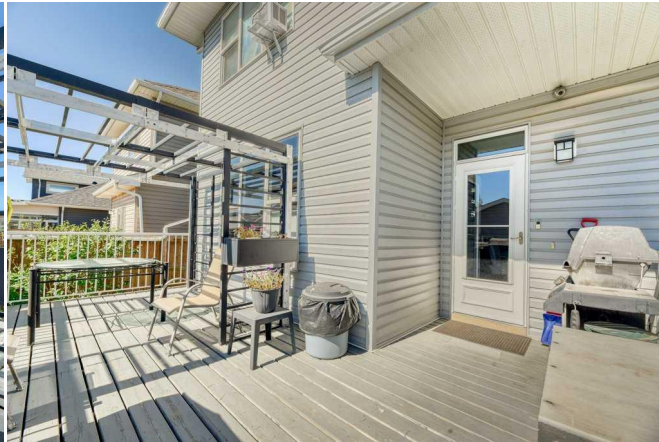
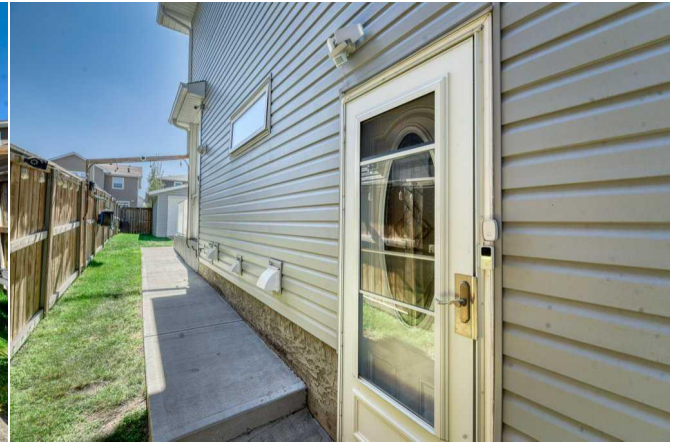
Remarks

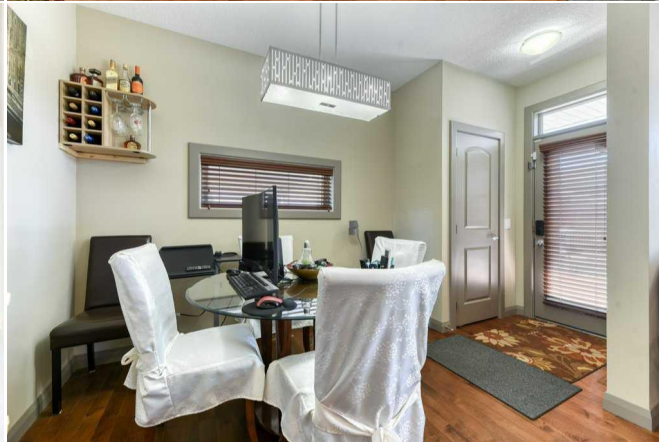
Pub Rmks: **Welcome to this stunning, super bright home perfectly positioned facing a large green space. This home offers a unique combination of beauty & functionality with numerous upgrades throughout. Upon entering, you'll be greeted by a secondary living room or den, ideal for an office or cozy lounge. The main floor boasts gleaming hardwood, 9ft. ceilings & an open concept layout. The kitchen is a chefs dream, featuring full-height cabinets, granite countertops & an island perfect for entertaining. Upstairs, the large master bedroom is a true retreat with a walk-in closet & luxurious 5-pce ensuite. Two additional well-sized bedrooms and a full bathroom complete this level. The professionally developed basement features a 2 bedroom suite (illegal), 4 pce bath, separate side entrance, and its own laundry area - ideal for rental income or extended family. Outside, enjoy the oversized double detached garage & relax on the expansive 22x10 deck, perfect for outdoor gatherings. This home is an exceptional opportunity with its prime location & extensive features.**

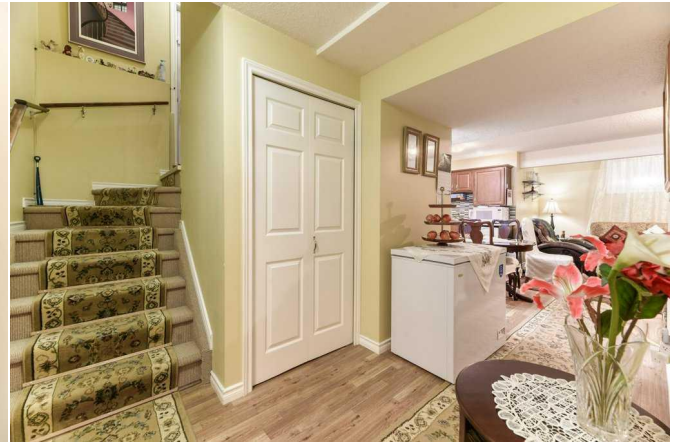
Inclusions: **Basement - refrigerator, stove, hoodfan, dishwasher, TV & bracket in Bed #2, Pergola frame on the Deck. Backyard Storage Shed is Negotiable**
Property Listed By: **RE/MAX Complete Realty**

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





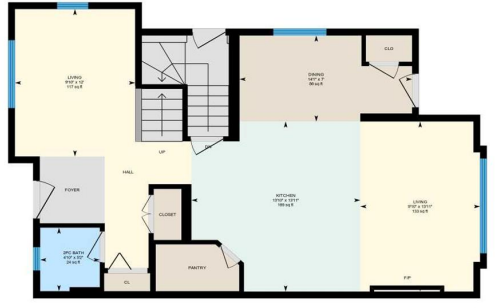






89 Redstone Plaza NE, Calgary, AB

Main Floor Exterior Area 819.85 sq ft
Interior Area 751.41 sq ft



PREPARED: 2024/09/27

White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 881.48 sq ft
Interior Area 814.21 sq ft



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Basement (Below Grade) Exterior Area 773.71 sq ft
Interior Area 728.92 sq ft

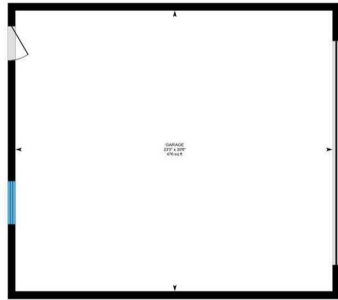


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Garage (detached) Excluded Area 478.35 sq ft



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