

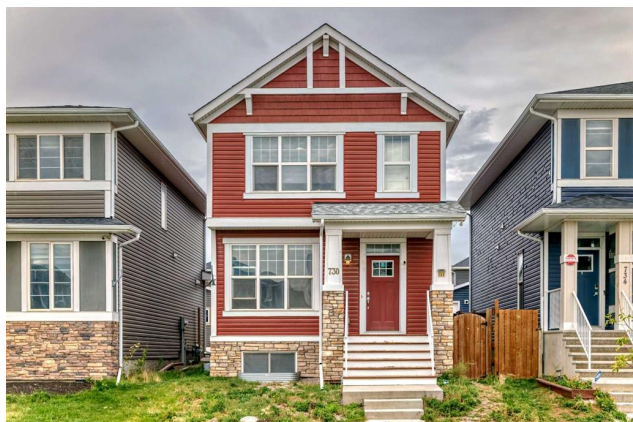


THE
A-TEAM

**RE/MAX
FIRST**

730 REDSTONE Drive, Calgary T3N1K9

MLS®#: **A2165733** Area: **Redstone** Listing Date: **09/13/24** List Price: **\$739,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,255 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,765**
 Low Sqft:
 Ttl Sqft: **1,765**

DOM

57
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Kitchen Island,Open Floorplan,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	13`6" x 18`4"	Kitchen	Main	42`4" x 39`8"
Dining Room	Main	36`5" x 42`4"	Living Room	Main	51`10" x 39`4"
Mud Room	Main	16`1" x 10`2"	Pantry	Main	10`2" x 13`1"
Den	Main	41`0" x 31`2"	Entrance	Main	17`9" x 22`0"
Porch - Enclosed	Main	31`2" x 19`4"	Bedroom - Primary	Second	44`3" x 45`3"
Walk-In Closet	Second	18`8" x 17`9"	4pc Ensuite bath	Second	37`5" x 13`6"
4pc Bathroom	Second	27`7" x 13`6"	Bonus Room	Second	44`11" x 43`4"

Bedroom	Second	33`2" x 30`6"	Bedroom	Second	33`2" x 30`6"
Laundry	Second	17`9" x 10`2"	Game Room	Basement	43`0" x 36`5"
Laundry	Basement	32`10" x 24`11"	Kitchen	Basement	26`7" x 32`6"
4pc Bathroom	Basement	23`4" x 13`6"	Pantry	Basement	15`1" x 5`7"
Bedroom	Basement	35`1" x 29`6"	Walk-In Closet	Basement	15`1" x 11`10"
Bedroom	Basement	35`1" x 27`7"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1810177**

Zoning:
R-2

Remarks

Pub Rmks: **Welcome to this beautiful home with 3 bedrooms, den and 2.5 baths on the main floor, offering over 2400 sq. ft. of total living space in the sought-after Redstone community. The open-concept layout connects the modern kitchen, featuring stainless steel appliances and a large island, to the bright dining and living areas, perfect for family gatherings and entertaining. A den on the main floor adds extra versatility and can easily be converted into a fourth bedroom. The basement includes an illegal suite, providing the flexibility for extended family, guests, or potential rental income. Additional features include: An oversized double garage, offering extra storage or workshop potential, high-end finishes throughout the home, a spacious backyard ideal for outdoor living, located in the vibrant Redstone community, this property is close to parks, schools, shopping, and public transportation, a water softener installed for improved water quality —making it an excellent choice for both families and investors. Don't miss this opportunity to own a versatile home in Redstone - contact your favourite Realtor or myself to schedule your viewing today**

Inclusions: **None**
 Property Listed By: **Confident Realty Inc**

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







