



THE
A-TEAM

**RE/MAX
FIRST**

275 REDSTONE Boulevard, Calgary T3N 1V7

MLS®#: **A2166288** Area: **Redstone** Listing Date: **09/16/24** List Price: **\$509,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,536**
 Low Sqft:
 Ttl Sqft: **1,536**

Access:

Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached,Tandem**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`3" x 15`10"	Dining Room	Main	17`2" x 11`8"
Kitchen	Main	10`1" x 11`10"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	9`10" x 14`5"	Bedroom	Upper	7`9" x 9`10"
Bedroom	Upper	9`10" x 11`4"	3pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$240

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1612791**

Remarks

Pub Rmks: **Welcome to your new home in the vibrant community of Redstone, NE Calgary! This meticulously maintained corner/end unit townhouse, built in 2023, combines modern style and everyday comfort, offering a showhome-like experience. On the main floor, enjoy the convenience of a double attached tandem garage, providing ample space for two vehicles and additional storage. Enter directly into your home, an especially useful feature during Calgary's winter months. The second floor features an upgraded kitchen with stone countertops, a spacious pantry, and a stainless steel appliance package. The kitchen's large island offers extra prep space and seating for casual meals. The open-concept dining area, flooded with natural light from front and corner windows, is perfect for meals and gatherings. Adjacent is the bright and airy living room, where large windows create an inviting space. Step out onto the generously sized balcony, equipped with a gas line for your BBQ, making it ideal for outdoor dining. On the third floor, the master bedroom serves as a relaxing retreat, with a large closet and an en-suite bathroom featuring a standing shower. Two additional bedrooms provide ample space for queen-sized beds and come with roomy closets. A second full bathroom and a laundry area complete this level, offering both practicality and comfort. With a total of 3 bedrooms and 2.5 bathrooms, this home is designed for comfortable living, and with the lowest condo fees in the area—just \$240/month—your exterior insurance, waste removal, maintenance, snow removal, and landscaping are all covered, giving you peace of mind. Location is another major advantage. A bus stop on Redstone Blvd is just a minute's walk away, and nearby amenities like grocery stores and a dental office are within walking distance. Major roads like Stony Trail and Metis Trail are easily accessible, making commuting simple and efficient. Redstone is a fast-growing community with parks, walking paths, and green spaces that make it perfect for families and professionals alike. This stylish townhouse offers exceptional value in one of Calgary's most desirable neighborhoods. Don't miss the opportunity to make it yours—schedule your viewing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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









