



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**146 REDSTONE Drive, Calgary t3n 0n2**

MLS® #: **A2167621**

Area: **Redstone**

Listing Date: **09/19/24**

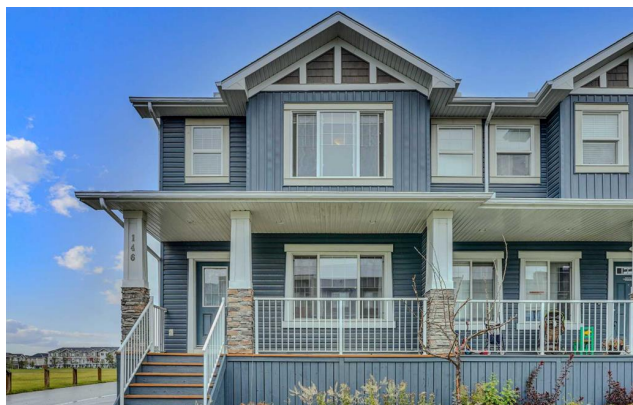
List Price: **\$589,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,160**

Year Built:

**2013**

Low Sqft:

Lot Information

Ttl Sqft:

**1,160**

Lot Sz Ar:

**2,669 sqft**

Lot Shape:

DOM

**33**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Backs on to Park/Green Space,Corner Lot,Front Yard,Low Maintenance Landscape,Landscaped  
Double Garage Detached,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Dog Run**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**

Int Feat:

**Bathroom Rough-in**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>39`8" x 36`9"</b>
<b>Dinette</b>	<b>Main</b>	<b>35`5" x 26`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>20`4" x 9`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>36`9" x 36`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>30`2" x 29`2"</b>
<b>Game Room</b>	<b>Lower</b>	<b>59`5" x 99`9"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>35`1" x 40`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`10" x 18`8"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>24`7" x 13`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>31`2" x 40`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>16`5" x 26`0"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>23`4" x 38`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1313256**

Zoning:  
**R-2**

Remarks

Pub Rmks: **stunning corner lot, duplex, no condo fees, sought-after Red stone community, natural sunlight, this home offers spacious living room 1160 sqft with three bedrooms , 2.5 bathrooms. dark hardwood and marble countertops add elegance, while the developed basement adds extra living space for your needs. Back yard landscaped with turf and rundle rock, done last year, perfect place to relax, plus newer double detached garage. next to the house parks and soccer field. shows very well**

Inclusions:  
Property Listed By: **n/a**  
**URBAN-REALTY.ca**

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





