



THE
A-TEAM

**RE/MAX
FIRST**

96 REDSTONE Link, Calgary t3n 1p4

MLS® #: **A2167645** Area: **Redstone** Listing Date: **09/20/24** List Price: **\$725,000**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,562 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,942**
 Low Sqft:
 Ttl Sqft: **1,942**

DOM

39
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Garden**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`0" x 16`0"	Kitchen	Main	12`0" x 12`0"
Bedroom	Second	12`0" x 11`0"	Bonus Room	Second	16`0" x 11`5"
Bedroom - Primary	Second	13`3" x 12`9"	Bedroom	Second	12`4" x 11`1"
Bedroom	Second	11`8" x 11`2"	Dining Room	Main	12`0" x 10`0"
Flex Space	Main	11`0" x 10`0"	5pc Ensuite bath	Second	

4pc Bathroom

Second

4pc Bathroom
Legal/Tax/Financial

Main

Title:
Fee Simple
Legal Desc:

1910339

Zoning:
R-1N

Remarks

Pub Rmks:

THIS HOUSE IS JUST LIKE A NEW ,VERY WELL KEPT, LOADED WITH UPGRADES. SOME OF THE FEATURES ARE MAIN FLOOR BEDROOM/FLEX ROOM AND FULL BATH,9' CEILING ON THE MAIN LEVEL AND LOWER LEVEL. SEPARATE WALK UP ENTRANCE FOR THE BASEMENT.KNOCK DOWN CEILING, IRON SPINDLES,GRANITE/ CORTEZ KITCHEN COUNTER AND BATHROOM COUNTERS, AGREGATED DRIVEWAY AND THE LIST GOES ON.FAMILY ROOM WITH ELECTRIC FIRE PLACE,FLOORING WITH LVP,CENTRAL AIR CONDITIONING. UPPER LEVEL WITH 3 LARGE BEDROOMS AND BONUS ROOM.MASTER WITH WALK-IN CLOSET AND 5PCE-EN-SUITE. BASEMENT IS UNFINISHED, YOU CAN EASILY CONVERT IT INTO 2 BEDROOM SUITE WITH CITY PERMISSION. CLOSE TO ALL THE AMENITIES LIKE BUS,SCHOOLS,SHOPPING AND CROSS IRON MALL. VERY EASY TO SHOW ANY TIME .QUICK POSSESSION AVAILABLE .DO NOT MISS THIS ONE.

Inclusions:
Property Listed By:

NONE
Royal LePage METRO

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















