

113 REDSTONE Park, Calgary T3N0P7

MLS®#: A2167821 Redstone Listing 09/22/24 List Price: **\$639,900** Area:

Status: Active County: Calgary Change: -\$40k, 18-Oct Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 2016 Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area Abv Saft:

Low Sqft:

1,381

Ttl Sqft: 3,347 sqft 1,381

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

59

Ttl Park: 2 Garage Sz: 2

4 (3 1)

3.5 (3 1)

2 Storey

Access:

Back Yard, Other Lot Feat: Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood Ext Feat: Lighting

> Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Electric Range, Refrigerator, Washer/Dryer

Int Feat: No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance

Utilities:

Sewer:

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	Room	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`11" x 9`5"	Living Room	Main	14`7" x 11`6"
Den	Main	8`4" x 5`4"	Kitchen	Main	11`6" x 8`7"
Bedroom - Primary	Upper	12`9" x 11`3"	Bedroom	Upper	9`3" x 8`11"
Bedroom	Upper	9`3" x 8`11"	Bedroom	Basement	11`8" x 8`3"
2pc Bathroom	Main	4`11" x 4`7"	3pc Ensuite bath	Upper	7`9" x 4`11"
4pc Bathroom	Upper	7`9" x 4`11"	4pc Bathroom	Basement	7`11" x 4`11"
Furnace/Utility Room	Basement	7`11" x 6`7"	Living Room	Basement	11`1" x 9`11"

 Kitchen
 Basement
 12`0" x 8`5"
 Porch - Enclosed
 Main
 17`2" x 5`10"

 Foyer
 Main
 5`10" x 4`11"
 5`10" x 4`11"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1

Legal Desc: **1610674**

Remarks

Pub Rmks: BACK IN MARKET DUE TO FINANCING.WELCOME To Westpine built by Broadview Homes. This home offers numerous upgrades & features which include: 11' 6" X 8'

deck, hardwood, tile, granite throughout, 9' ceilings main floor, Stainless Steel Appliances, blind package, knock down ceilings, south facing back yard & much more. The main floor features a 2pc bath, den, good size kitchen that offers an island, pantry & nook that as access to the south facing deck/yard, there is also a spacious great room with floor to ceiling tile gas fireplace. The upper level features a 4pc bath, laundry area & 3 good size bedrooms. The master bedroom offers a walk in closet & full en suite. The lower level basement illegal suite including 1 bedroom, bathroom and kitchen. This home offers neutral colors throughout & is

close to green spaces, bus, shopping & easy access to Stoney & Deerfoot.

Inclusions: NONE
Property Listed By: eXp Realty

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









