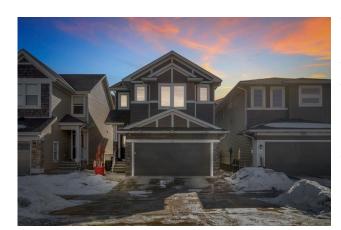


109 REDSTONE Drive, Calgary T3N 0N2

MLS®#: **A2169155** Area: **Redstone** Listing **09/27/24** List Price: **\$799,900**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

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

Year Built: 2013
Lot Information

Lot Sz Ar: Lot Shape:

Access:

Lot Feat: Back Yard, Street Lighting
Park Feat: Double Garage Attached

3,681 sqft

<u>on</u>

 85

 Layout

 Finished Floor Area
 Beds:

Finished Floor Area
Abv Sqft: 2,238
Low Sqft:

Ttl Sqft:

2,238

<u>Parking</u>

Baths:

Style:

DOM

Ttl Park: 4
Garage Sz: 2

5 (3 2)

3.5 (3 1)

2 Storey

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Central

Sewer: Ext Feat:

at: Private Entrance

Wood Frame
Flooring:

Carpet, Hardwood, Tile

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

Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings

Int Feat: No Smoking Home, Pantry, Quartz Counters, Separate Entrance

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`0" x 5`2"	Dining Room	Main	10`0" x 11`1"
Kitchen	Main	17`6" x 9`0"	Living Room	Main	13`0" x 16`7"
4pc Bathroom	Upper	6`2" x 12`9"	5pc Ensuite bath	Upper	9`8" x 13`1"
Bedroom	Upper	9`5" x 10`6"	Bedroom	Upper	9`5" x 10`6"
Bedroom - Primary	Upper	13`0" x 14`11"	Walk-In Closet	Upper	9`5" x 5`3"
Family Room	Upper	18`0" x 15`4"	Bedroom	Basement	10`11" x 9`10"
Bedroom	Basement	10`0" x 10`0"	4pc Bathroom	Basement	4`11" x 9`1"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **1313256**

Remarks

Pub Rmks:

Welcome to this modern and functional home showcasing numerous upgrades. The main floor features hardwood throughout, 9' ceilings, quartz countertops, stainless steel appliances, under-cabinet lighting in the kitchen, and a striking floor-to-ceiling tiled fireplace. The layout includes a 2-piece bathroom, a spacious living room with a fireplace, a large kitchen with plenty of counter space, an island with a breakfast bar, a walk-through pantry, and a dining nook that opens to a south-facing yard through patio doors. Upstairs, you'll find a laundry area, a 4-piece bathroom, a generous bonus room overlooking green space, and three well-sized bedrooms. The master bedroom boasts a full ensuite and a walk-in closet. The fully developed illegal basement suite, provides even more living space with a large family room, a full kitchen, a 4-piece bathroom, two additional bedrooms, and a separate laundry room. Conveniently located near green spaces, shopping, and transit, this home is in excellent condition and ready to impress!

Inclusions: N/A

Property Listed By: Executive Real Estate Services

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





