

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 Finished Floor Area
Year Built: 2013 Abv Sqft:

Lot Information Low Sqft:
Lot Sz Ar: 3,681 sqft Ttl Sqft:

Lot Sz Ar: **3,681 sqft** Ttl Sqft: **2,238** Lot Shape:

DOM

Layout

5 (3 2)

3.5 (3 1)

2 Storey

4 2

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2,238

55

Access:

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

Utilities and Features

Roof: Asphalt Shingle Construction: Wood Frame

Heating: **Centra**

Sewer:

Ext Feat: **Private Entrance**

Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt:

Flooring:

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> Level **Dimensions** Room Level **Dimensions** Main 2pc Bathroom 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 9`8" x 13`1" Upper **Bedroom** Upper **Bedroom** 9`5" x 10`6" Upper 9`5" x 10`6" **Bedroom - Primary** 13'0" x 14'11" Walk-In Closet 9`5" x 5`3" Upper Upper **Family Room** Upper 18'0" x 15'4" **Bedroom Basement** 10`11" x 9`10" 4`11" x 9`1" **Bedroom Basement** 10`0" x 10`0" 4pc Bathroom **Basement**

Legal/Tax/Financial

Title: Zoning:

Fee Simple
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 spacion

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

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