



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 REDSTONE Drive, Calgary T3N 0N2**

MLS®#: **A2169155**      Area: **Redstone**      Listing Date: **09/27/24**      List Price: **\$799,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **3,681 sqft**  
 Lot Shape:

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

DOM

**85**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Central**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance**      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

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

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**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**











