

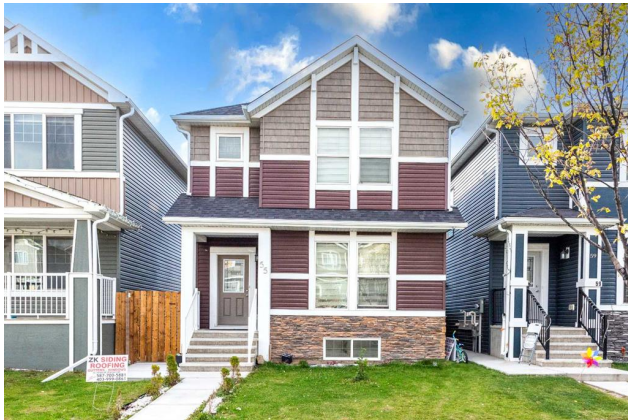


THE
A-TEAM

**RE/MAX
FIRST**

55 REDSTONE Boulevard, Calgary T3N 0R5

MLS®#: **A2169423** Area: **Redstone** Listing Date: **09/30/24** List Price: **\$774,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,077 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,887**
 Low Sqft:
 Ttl Sqft: **1,887**

DOM

82
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`10"	Dining Room	Main	20`6" x 13`1"
Kitchen	Main	17`0" x 15`3"	Living Room	Main	17`2" x 14`5"
3pc Ensuite bath	Upper	6`1" x 9`1"	4pc Bathroom	Upper	5`10" x 8`11"
Bedroom	Upper	10`5" x 15`1"	Bedroom	Upper	10`5" x 15`1"
Bedroom - Primary	Upper	15`3" x 14`9"	3pc Bathroom	Upper	5`0" x 8`1"
Bedroom	Basement	9`8" x 12`8"	Bedroom	Basement	9`9" x 12`10"
Living Room	Basement	16`4" x 27`7"	Furnace/Utility Room	Basement	6`7" x 10`4"

Title: **Fee Simple**
Legal Desc: **1610884**

Zoning: **R-G**

Remarks

Pub Rmks: ******OPEN HOUSE SAT. OCT. 05 , BETWEEN 12:30 TO 3:30 PM. SUN. OCT. 06, 12:00TO 3:00 PM.***WELCOME TO THIS STUNNING HOME LOCATED IN THE HIGHLY SOUGHT-AFTER, AMENITY-RICH COMMUNITY OF REDSTONE. HERE YOU WILL FIND SHOPPING CENTER AND EASY ACCESS TO MAJOR HIGHWAY AND TRANSIT RIGHT AT YOUR DOORSTEP. THIS REMARKABLE PROPERTY BOASTS NEARLY 2800 SQFT OF LIVING SPACE, INCLUDING LEAGAL BASEMENT SUITE. YOU WILL ALSO FIND LAMINATED FLOORING THROUGHOUT THE MAIN FLOOR, GRANITE COUNTER TOPS & ISLAND KITCHEN, UPGRADED KITCHEN CABINETS AND BACK SPLASH. TOP OF THE LINE STAINLESS STEEL APPLIANCES. THE MAIN FLOOR HAS A FAMILY ROOM, NOOK/DINING ROOM, KITCHEN AND HALF BATH. THE UPPER FLOOR HAS A SPACIOUS MASTER BEDROOM WITH 3 PIECE ENSUITE WITH A FANTASTIC VIEW, TWO ADDITIONAL GOOD SIZE BEDROOMS WITH 4 PIECE BATHROOM. YOU WILL ALSO FIND CONVENIENT UPPER FLOOR LAUNDRY. THE LEGAL BASEMENT SUITE HAS 9' CEILING, SEPERATE SIDE ENTRANCE, TWO BEDROOMS, LIVING ROOM, 3 PIECE BATHROOM. DUAL ZONE FURNACE, SEPARATE THERMOSTAT FOR BASEMENT. EXTRA LARE 24X21 DOUBLE DETACHED GARAGE BACK FOR YOUR CAR PARKING. GREAT LOCATION, VERY NICE NEIGHBORHOOD. ONLY MINUTES TO SHOPPING, FUTURE SCHOOL AND LRT. CALL TO BOOK YOUR PRIVATE VIEWING TODAY!!!**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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











