

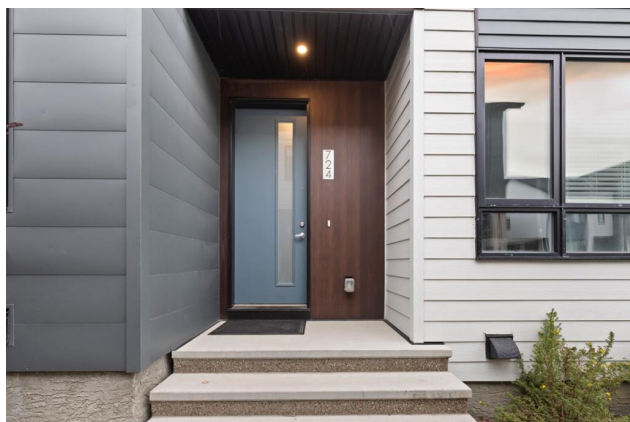


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**724 REDSTONE Crescent, Calgary T3N9M3**

MLS®#: **A2170331**      Area: **Redstone**      Listing **10/02/24**      List Price: **\$475,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 13-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2018**      Abv Sqft: **1,283**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **1,194 sqft**      Ttl Sqft: **1,283**  
 Lot Shape:

DOM

**27**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Corner Lot,Landscaped,Rectangular Lot**  
 Park Feat: **Assigned,Outside,Stall**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Mixed,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Lighting,Other**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Chandelier,Kitchen Island,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`2" x 14`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`11" x 17`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`8" x 5`3"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`9" x 4`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 10`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 10`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`7" x 10`9"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>5`7" x 5`5"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`10" x 9`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>6`1" x 9`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`6" x 11`0"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`7" x 4`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>11`0" x 12`11"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`3" x 10`4"</b>

Condo Fee:  
**\$326**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1810978**

Remarks

Pub Rmks: **"Discover modern living in this stunning 4-bedroom, 3.5-bath townhouse located in the desirable Redstone community. Built in 2018, this spacious home offers 1,283 sq ft of contemporary design with a thoughtfully finished basement, providing additional living space perfect for a family room or home office. Enjoy the convenience of a move-in-ready home featuring sleek finishes, ample natural light, and an open floor plan ideal for entertaining. Nestled in a vibrant neighbourhood, this townhouse is close to parks, schools, shopping, and more. Don't miss this opportunity for comfort and style in Redstone!"**

Inclusions:  
Property Listed By: **N/A  
Real Broker**

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









