



THE A-TEAM

RE/MAX FIRST

100 REDSTONE Parade, Calgary T3N0J8

MLS#: A2171019 Area: Redstone Listing: 10/04/24 List Price: \$849,900
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: 5,123 sqft
Lot Shape:

Finished Floor Area

Abv Sqft: 2,499
Low Sqft:
Ttl Sqft: 2,499

DOM

48
Layout
Beds: 4 (4)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard,Backs on to Park/Green Space,Cleared,Corner Lot,Gazebo,Landscaped,Private
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt
Heating: Forced Air
Sewer:
Ext Feat: Garden,Lighting,Playground,Storage

Construction: Vinyl Siding
Flooring: Carpet,Laminate,Tile
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Built-In Electric Range,Built-In Oven,Central Air Conditioner,Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer
Int Feat: Breakfast Bar,Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Stone Counters

Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 2pc Bathroom, Kitchen, 4pc Bathroom, Bedroom, Bedroom, Laundry.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Living Room, 5pc Bathroom, Bedroom, Bonus Room, Bedroom - Primary.

**3pc Bathroom
Office**

**Basement
Basement**

**7`4" x 9`7"
10`8" x 10`9"**

**Den
Game Room**
Legal/Tax/Financial

**Basement
Basement**

**11`9" x 12`0"
20`1" x 17`6"**

Title:
Fee Simple
Legal Desc:

1211060

Zoning:
R-G

Remarks

Pub Rmks:

This is the one you've been waiting for! 1st time on market Jayman built executive 2 storey sitting on a corner lot and backing onto a green space in Redstone! This beautifully kept 5 bedroom 3.5 bathroom family home is loaded with upgrades and boasts almost 3,400 sqft of total living space & 25 windows w/ Hunter Douglas coverings! Recent updates include new shingles, eavestroughs & garage door paint over the past year. The open concept main level is finished w/ 9' ceiling and ceramic tile & designer laminate flooring w/ cork underlay throughout. The many windows allow for plenty of natural light year round. Comfortable living area w/ tile surround gas fireplace & included TV & mount. Stunning kitchen w/ quartz counters, stainless steel appliances w/ built-in range, oven & microwave, an abundance of cabinetry, mosaic tile backsplash, center island, breakfast bar w/ pendant lighting, walk through pantry w/ dual pocket doors & more. Off the dining area, enjoy the nicely landscaped backyard backing on on a green space that comes equipped with a large deck, patio w/ gazebo & fire feature, LED lighting around the garden beds (front & back), water features and plenty of room for your family to enjoy. All exterior furniture & plants included! Main level also equipped w/ 2 pce bath & mud room. Upper level boasts a spacious master bedroom w/ double walk-in closets, updated light fixture w/ built in ceiling fan and a 5 pc ensuite w/ double sinks, stand up shower, soaker tub w/ window, tile flooring & more. Also upstairs, 3 additional good sized bedrooms, 4 pc bath, a big bonus room and upper level laundry w/ countertop, storage cabinets, South window & feature wall. Basement is fully finished (with permit) w/ laminate flooring throughout and adds a 5th bedroom, family room, home office area and a 3 piece bath w/ marble vanity, tile backsplash wall, tile floor, tile shower w/ tempered glass & storage cabinet. Also included are the keyless entry (front & back), Nest smart thermostat & central alarm system w/ dual displays, doorbell cam, carbon monoxide detection & basement water sensor. Central vacuum system covers all 3 levels. Double attached garage is insulated & drywalled. Don't miss this exquisite home close to all amenities, including schools, public transit, shopping, parks & more. Check out the 3D Tour!

Inclusions:
Property Listed By:

**None
Coldwell Banker YAD Realty**

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











