



THE
A-TEAM

**RE/MAX
FIRST**

34 REDSTONE Cove, Calgary T3N0N1

MLS® #: **A2172758**

Area: **Redstone**

Listing Date: **10/12/24**

List Price: **\$839,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **4,165 sqft**
Lot Shape:

Access:

Lot Feat: **Irregular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,392**
Low Sqft:
Ttl Sqft: **2,392**

DOM

10
Layout
Beds: **8 (4 4)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Double Vanity**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`1" x 11`0"	Living Room	Main	14`10" x 15`4"
Kitchen With Eating Area	Main	11`10" x 14`8"	2pc Bathroom	Main	0`0" x 1`0"
Bedroom - Primary	Second	13`1" x 15`2"	Bedroom	Second	12`6" x 9`9"
Bedroom	Second	9`9" x 14`9"	Bedroom	Second	9`11" x 12`2"
5pc Bathroom	Second		Bonus Room	Second	14`7" x 15`11"

5pc Ensuite bath
3pc Bathroom
Bedroom
Bedroom

Second
Basement
Basement
Basement

9`6" x 11`11"
11`9" x 13`2"

3pc Bathroom
Bedroom
Bedroom

Basement
Basement
Basement

14`10" x 7`6"
10`0" x 14`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1313256

Zoning:
R-G

Remarks

Pub Rmks:

Location! Contemporary living in the desired area of Redstone! This is a beautiful home in mint condition located on a quiet Cul-De-Sac. This home has original owners that took care of their home since brand new and it shows! Total living space of 3200+ sqft with 8 bedroom (4 bedroom on top floor + 4 bedroom in the basement) & 4.5 bathroom. Double attached garage with good size driveway can park up to 5 vehicles! Custom built open floor plan design. The main floor features a gourmet kitchen with granite countertops, stainless steel appliances, walk-in pantry, large island, eating nook/dining room overlooking a beautiful backyard and a huge deck. Cozy family room with a gas fireplace. The upper floor features a spacious master bedroom and a 5pc ensuite bathroom! 3 more bedrooms and a bonus room. Full size basement is developed with 4 bedroom & 2 full bathroom! Side entrance so you can live upstairs and rent out downstairs to help your mortgage payment. Everything work perfect like : furnace (2014), hot water tank(2014), Air conditioner(2023)! Designed with sustainability in mind, this home is equipped with 22 solar panels, generating a total of 10.12kW of clean energy, ensuring not only a reduced carbon footprint but also significant savings on utility bills. Easy to access to Stoney trail, Deerfoot Trail, shopping, etc. Come check out this gem before it's gone!

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

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













