



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**404 REDSTONE Grove, Calgary T3N 0J3**

MLS® #: **A2172808**      Area: **Redstone**      Listing Date: **10/22/24**      List Price: **\$560,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **3,412 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **1,956**  
 Low Sqft:  
 Ttl Sqft: **1,956**

DOM

**29**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **2.5 (2 1)**  
 Style: **2 and Half Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Vinyl Siding**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Other**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`0" x 9`6"	Kitchen	Main	13`0" x 11`11"
Mud Room	Main	6`11" x 6`3"	2pc Bathroom	Main	5`5" x 4`11"
Entrance	Main	4`5" x 9`2"	Laundry	Second	2`11" x 3`4"
3pc Bathroom	Second	5`6" x 8`2"	Bedroom - Primary	Second	14`10" x 11`7"
Bedroom	Second	9`1" x 11`6"	Walk-In Closet	Second	5`9" x 7`1"
Bedroom	Third	11`11" x 11`7"	Bedroom	Second	8`10" x 11`6"
Bonus Room	Third	11`11" x 18`9"	4pc Bathroom	Second	9`1" x 4`11"

<b>Bedroom</b>	<b>Basement</b>	<b>19`1" x 10`10"</b>	<b>Family Room</b>	<b>Basement</b>	<b>9`10" x 13`7"</b>
			Legal/Tax/Financial		

Title: **Fee Simple**  
 Legal Desc: **1211060**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to 404 Redstone Grove NE! This charming and rare 2.5 story residence is perfectly situated on a desirable corner lot, offering ample curb appeal and a spacious layout boasting just under 2000 square feet! With 4 bedrooms and a partially finished basement, there's plenty of room for family and guests. Step inside to discover a large open concept kitchen, featuring a gorgeous granite, stainless steel appliances including a wall oven, and a wall microwave — ideal for the home chef. The adjacent dining and living areas create a seamless flow for entertaining or cozy family gatherings. On the 2nd level, you will find an elegant primary bedroom with modern feature wall and a 3 piece ensuite bathroom. 2 more bedrooms and another bathroom complete this level. On the top level, you'll find a generous bonus room that leads to the 4th bedroom, which can also be used as a craft room or office!. Enjoy morning coffee or evening sunsets on the private balcony off this room. The large, sunny south facing backyard is perfect for outdoor activities and gardening, with plenty of space for kids and pets to play. Don't miss this incredible opportunity to own a beautiful home in a sought after neighborhood. Schedule your private showing today!**

Inclusions: **n/a**  
 Property Listed By: **eXp Realty**

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

















