



THE
A-TEAM

**RE/MAX
FIRST**

42 REDSTONE Manor, Calgary T3N 0J7

MLS®#: **A2173434** Area: **Redstone** Listing Date: **10/21/24** List Price: **\$799,900**
 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: **4,553 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,040**
 Low Sqft:
 Ttl Sqft: **2,040**

DOM

30
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Entrance,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 4`11"
Foyer	Main	5`6" x 10`0"
Living Room	Main	14`0" x 14`0"
5pc Ensuite bath	Upper	9`1" x 14`0"
Bedroom	Upper	9`4" x 14`2"
Laundry	Upper	8`6" x 10`1"

Room	Level	Dimensions
Dining Room	Main	11`0" x 12`6"
Kitchen	Main	15`0" x 12`6"
4pc Bathroom	Upper	10`3" x 4`11"
Bedroom	Upper	9`4" x 14`2"
Family Room	Upper	11`4" x 11`9"
Bedroom - Primary	Upper	15`9" x 16`3"

**4pc Bathroom
Bedroom
Game Room**

**Basement
Basement
Basement**

**9`4" x 5`1"
9`8" x 12`9"
12`5" x 9`1"**

**Bedroom
Kitchen
Furnace/Utility Room**

**Basement
Basement
Basement**

**13`11" x 7`10"
11`6" x 8`8"
9`5" x 6`3"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1211060

Zoning:
R-G

Remarks

Pub Rmks:

Corner Lot | 2 Bedroom Basement Suite(illegal) | 2 Decks | Fully Fenced Backyard | Back Lane | Front Attached Double Garage | 2040 SqFt | 3 Beds & 2.5 Bathrooms Main/Upper Levels | Grand Living Space | Open Floor Plan | Hardwood Flooring | Recessed Lighting | Full Height Cabinets | Large Kitchen Island | Gas Fireplace | 2 Decks | Upper Level Family Room | Upper Level Laundry | Separate Entry to Basement. Welcome home to 42 Redstone Manor NE; a beautiful 2-storey family home boasting 2040 SqFt throughout the main & upper levels with an additional 802 SqFt in the 2 bedroom basement suite(illegal). This corner lot home has a front double attached garage with a driveway and ample street parking. Open the front door to a tiled foyer with closet storage with a large window filling the space with natural light. The open floor plan kitchen, dining and living rooms make this the perfect home to entertain friends and family. The kitchen is outfitted with full height cabinets, stainless steel appliances, granite countertops, trendy backsplash and a large peninsula with space for barstool seating. Across from the barstool seating is a side deck with a privacy screen; a great spot for an outdoor patio or couch set for day seating! The dining room is paired with sliding glass doors that lead out to the rear deck with a gas line for a BBQ and plenty of space for an outdoor dining set! The living room is centred with a gas fireplace and tiled backsplash with a TV ready wall above. The main level is complete with a 2pc bath and a deep closet off the interior garage door. Upstairs holds 3 bedrooms, 2 full bathrooms, a family room and laundry room. The primary bedroom is a personal oasis; this space is paired with a 5p ensuite bath and walk-in closet. The private 5pc ensuite has a double vanity, deep soaking tub, walk-in shower and private washing closet. Bedrooms 2 & 3 upstairs are both a generous size and share the main 4pc bathroom with a tub/shower combo. The central family room is a great space to unwind in the evenings with your family for a movie night. The upper level laundry room is every home owner's dream as its near all the bedrooms! Downstairs, the 2 bedroom basement suite(illegal) has a separate side entry in the fully fenced backyard. The basement door opens to an open floor plan kitchen and rec room allowing for both living and dining in this space. The basement kitchen has quartz countertops, cabinets above & below and is ready for your choice of appliances that fit your aesthetics. The 2 bedrooms on this level are both spacious and share the 4pc bath with a tub/shower combo. The basement also comes with storage under the stairs for any seasonal items. Outside the large fully fenced backyard has plenty of space for kids to play. This home has a back lane with gate access through the backyard. Nestled into the heart of Redstone; this location can't be beat! Hurry and book a showing at this incredible family home today!

Inclusions:
Property Listed By:

**N/A
RE/MAX Crown**

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











