



THE
A-TEAM

**RE/MAX
FIRST**

140 REDSTONE Walk #202, Calgary T3N1M6

MLS®#: **A2175180**

Area: **Redstone**

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

List Price: **\$399,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area

Abv Sqft: **1,111**

Low Sqft:

Ttl Sqft: **1,111**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

27

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Low Maintenance Landscape

Heated Garage,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Cement Fiber Board

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked

Int Feat:

High Ceilings,No Animal Home,Pantry

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`8"
Kitchen	Main	19`5" x 10`1"
Furnace/Utility Room	Main	4`11" x 2`11"
4pc Ensuite bath	Upper	8`7" x 8`3"
Bedroom - Primary	Upper	12`5" x 12`0"

Room	Level	Dimensions
Balcony	Main	6`8" x 13`2"
Living Room	Main	12`9" x 14`3"
4pc Ensuite bath	Upper	8`10" x 8`7"
Bedroom	Upper	11`9" x 9`9"
Laundry	Upper	5`0" x 3`2"

Legal/Tax/Financial

Condo Fee:
\$355

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1811983**

Remarks

Pub Rmks: **Discover this meticulously maintained previous showhome townhome in the vibrant community of Redstone! Enjoy a variety of amenities, including a playground, BBQ area, pergola, controlled fire pit, and expansive green spaces for family enjoyment. This fully upgraded townhome is a perfect starter home in an excellent family friendly community. Step inside to an inviting open floor plan with 2 primary bedrooms, main floor laundry featuring a heated garage and separate entrance. The upgraded kitchen includes stainless steel appliances, while the spacious balcony, equipped with a gas line, is perfect for summer barbecues, extending your living space outdoors with views of the greenspace. Upstairs, you'll find two master bedrooms, each with its own private bathroom and in-suite laundry for added convenience. Ideally located near Stoney Trail, Metis Trail, and Deerfoot Trail, this home is just a short drive from Calgary International Airport, Costco, CrossIron Mills Mall, restaurants, and Indian stores. Residents also enjoy easy access to the Saddleridge YMCA, Don Hartman Arena, and Calgary Public Library. Experience the exceptional lifestyle that awaits you in Redstone!**

Inclusions:
Property Listed By: **NA**
CIR Realty

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









