



THE
A-TEAM

**RE/MAX
FIRST**

308 REDSTONE View, Calgary T3N 0M9

MLS® #: **A2175212**

Area: **Redstone**

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

List Price: **\$439,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 09-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **957 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,253**
Low Sqft:
Ttl Sqft: **1,253**

DOM

28
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Lawn,Low Maintenance Landscape,Landscaped,Level,Rectangular Lot**
Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Kitchen Island,Laminate Counters,No Smoking Home,Pantry,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Third	
2pc Bathroom	Main	
Kitchen	Second	17`7" x 9`11"
Bedroom - Primary	Third	10`8" x 13`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Third	
Dining Room	Second	10`11" x 13`3"
Living Room	Second	9`1" x 19`2"
Bedroom	Third	9`1" x 9`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$291

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc:

1410773

Remarks

Pub Rmks:

Welcome Home to Your Stylish Green-Built Townhouse in Redstone! This beautiful 3-level townhouse offers over 1,250 square feet of developed living space. Upon entry, you're greeted by an oversized foyer with access to your heated single attached garage and a convenient storage/utility room. On the main level, enjoy a bright and open living space with gleaming hardwood floors throughout. The living room is enhanced with a built-in sound system, perfect for relaxing or entertaining. The spacious kitchen features a raised breakfast bar, stainless steel appliances, and ample cabinetry, while the dining room, bathed in natural light, opens up to a large deck—ideal for hosting gatherings. The upper level boasts a large master suite complete with a walk-in closet and a spa-like 4-piece ensuite. The second bedroom offers grand vaulted ceilings and is complemented by another full 4-piece bathroom and the convenience of an upper-level laundry room. Additional highlights include newer appliances (most only 3 years old), and upgraded lighting throughout the home. This beautifully maintained, low-maintenance property with stunning stone accents is conveniently located near all amenities, including CrossIron Mills, shopping, golf, schools, transit, and playgrounds.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

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









