

136 REDSTONE View, Calgary T3N0M3

MLS® #: **A2175404** Area: **Redstone** Listing Date: **10/28/24** List Price: **\$398,000**
 Status: **Active** County: **Calgary** Change: **-\$12k, 14-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **1,299 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,416**
 Low Sqft:
 Ttl Sqft: **1,416**

DOM

24
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Side by Side,Townhouse**

Parking

Ttl Park: **2**
 Garage Sz: **1**

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Lower	5`1" x 5`2"	Foyer	Lower	4`4" x 4`8"
Office	Lower	8`8" x 9`7"	Furnace/Utility Room	Lower	2`7" x 6`0"
Dining Room	Main	15`5" x 9`11"	Kitchen	Main	12`0" x 12`5"
Living Room	Main	13`4" x 13`7"	Pantry	Main	1`9" x 2`3"
4pc Bathroom	Second	7`5" x 4`10"	4pc Ensuite bath	Second	7`6" x 5`0"
Bedroom	Second	13`5" x 9`6"	Bedroom - Primary	Second	13`0" x 15`0"
Laundry	Second	3`4" x 5`1"	Walk-In Closet	Second	5`6" x 3`9"

Condo Fee:
\$291

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1410773**

Remarks

Pub Rmks: **Discover this stunning CORNER UNIT townhome, IMPECCABLY maintained and radiating pride of OWNERSHIP. This move-in ready home features a cozy main floor living area with a gas FIREPLACE and abundant natural light from large windows, complemented by gorgeous LAMINATE FLOORING and vibrant colors. The spacious kitchen boasts stainless steel appliances, a massive granite island, and ample cabinetry, flowing seamlessly into a dining area that opens to a private balcony—perfect for barbecues. Upstairs, you'll find two generous bedrooms, including a primary suite with an ensuite 4-piece bathroom and walk-in closet, plus an additional full bathroom nearby. The expansive lower level offers a bright rec room that can be transformed into a third bedroom or home office. With an attached garage and extended parking pad, this eco-friendly townhome is situated in a friendly neighborhood, close to amenities, playgrounds, and public transport. Don't miss out—book your private showing today!!!**

Inclusions: **N/A**
Property Listed By: **Brilliant Realty**

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









