



THE
A-TEAM

**RE/MAX
FIRST**

140 REDSTONE Walk #204, Calgary T3N 1M6

MLS® #: **A2176471**

Area: **Redstone**

Listing Date: **10/30/24**

List Price: **\$384,900**

Status: **Pending**

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: **1,053**

Low Sqft:

Ttl Sqft: **1,053**

DOM

21

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

See Remarks

Assigned,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Asphalt,Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Refrigerator,Washer/Dryer**

Int Feat: **Double Vanity,Kitchen Island,Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`7" x 11`2"	Kitchen	Main	11`1" x 9`6"
Bedroom - Primary	Second	11`7" x 11`6"	Bedroom	Second	11`5" x 9`11"
4pc Ensuite bath	Second	8`8" x 8`6"	4pc Ensuite bath	Second	11`5" x 5`1"
2pc Bathroom	Main	5`6" x 4`9"			

Legal/Tax/Financial

Condo Fee:
\$325

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1811983**

Remarks

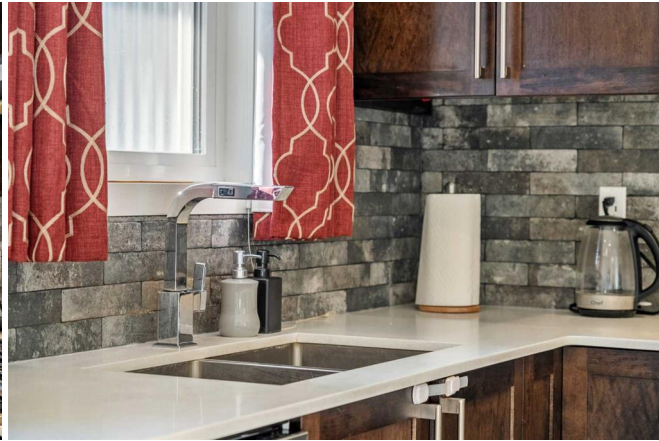
Pub Rmks: **Stunning Townhome in the Heart of Redstone! Welcome to this beautifully appointed townhome, meticulously maintained by its current owners. This fully upgraded residence, featuring central air conditioning, is the perfect starter home in a vibrant, family-friendly community. Property Features: - Open Floor Plan: An inviting layout that maximizes space and natural light. - Upgraded Kitchen: Enjoy cabinetry to the ceiling, a large kitchen island for added counter and storage space, stainless steel appliances, and stylish pot lights—ideal for the master chef in your family. - Outdoor Living: Step out onto the spacious balcony, equipped with a gas line, perfect for summer gatherings with family and friends. - Main Level: Cozy living room and a convenient powder room. - Upper Level: Two primary bedrooms, each with its own ensuite, plus a handy second-floor laundry. - Garage: Attached insulated garage for your comfort and convenience. Additionally offers a variety of family-friendly amenities, including: - Playground & Expansive green spaces for outdoor enjoyment - BBQ and Pergola area for larger gatherings, including a fire pit Prime Location: Ideally situated near Stoney Trail, Metis Trail, and Deerfoot Trail, this home is just a short drive from: Calgary International Airport, Cross Iron Shopping center, many local restaurants and specialty grocery stores are also located in the vicinity. Residents also enjoy easy access to the Saddleridge YMCA, Don Hartman Arena, and Calgary Public Library, making it a convenient and vibrant place to live. Don't miss the chance to experience the exceptional lifestyle that awaits you in Redstone! Schedule your viewing today!**

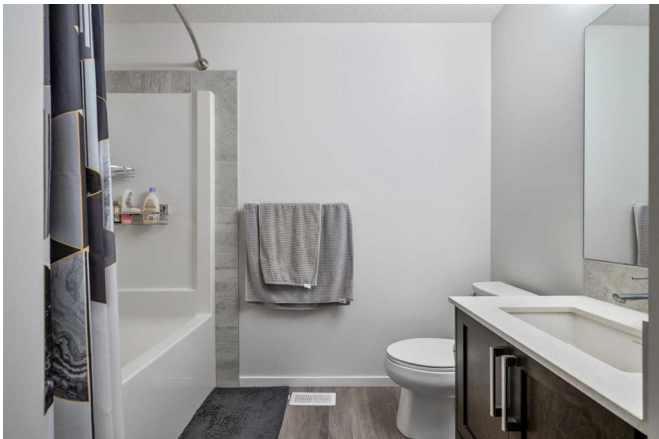
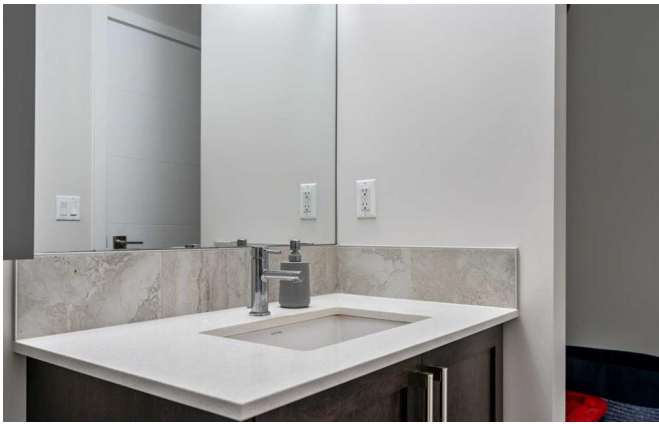
Inclusions:
Property Listed By: **N/A**
TREC The Real Estate Company

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







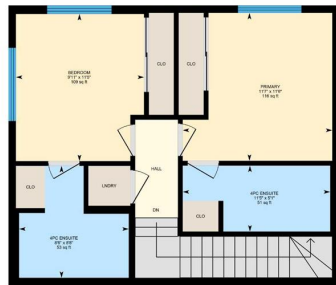






204-140 Redstone Walk NE, Calgary, AB

1st Floor Exterior Area 554.37 sq ft
Interior Area 300.58 sq ft



204-140 Redstone Walk NE, Calgary, AB

Garage Exterior Area 300.03 sq ft

