



THE
A-TEAM

**RE/MAX
FIRST**

301 REDSTONE Boulevard #143, Calgary T3N 1V7

MLS®#: **A2177691**

Area: **Redstone**

Listing Date: **11/06/24**

List Price: **\$409,900**

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: **1,284**
Low Sqft:
Ttl Sqft: **1,284**

DOM

14
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: **2**

Access:

Lot Feat: **Back Lane,City Lot**
Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked**
Int Feat: **Bidet,Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`0" x 8`11"	Dining Room	Main	13`2" x 8`10"
2pc Bathroom	Main		3pc Ensuite bath	Upper	
4pc Ensuite bath	Upper		Bedroom - Primary	Upper	10`11" x 10`1"
Bedroom	Upper	10`11" x 10`0"			

Legal/Tax/Financial

Condo Fee:
\$198

Title:
Fee Simple

Zoning:
M-G

Fee Freq:
Monthly

Legal Desc: **2010324**

Remarks

Pub Rmks: **Welcome to contemporary living in Redstone! This stylish 2 bedroom, 2.5 bath townhome offers 1,285 sq ft of bright, open space with LOW condo fees. East and West exposures keep the home filled with natural light all day. Step inside to an open-concept floor plan that flows effortlessly, featuring an airy dining space, and a modern kitchen. This kitchen is a chef's dream with stainless steel appliances, subway tile backsplash, quartz countertops, elegant white cabinets with gold hardware, and a breakfast bar adds a casual dining option. The kitchen is complete with a pantry. Your spacious dining room opens to a west-facing balcony complete with a gas line—ideal for outdoor grilling and entertaining. The main level is beautifully finished with laminate flooring and includes a convenient 2-piece bathroom. Upstairs, find 2 generously-sized bedrooms, each with its own ensuite, offering privacy and luxury. Carpet on this level adds warmth and comfort, with the laundry area located nearby for easy access. With low condo fees, a tandem TWO-car garage, upgraded lighting, and smart home features like a doorbell camera, this home combines style with function. Located near all essential amenities, with a bus stop just minutes away, medical and dental facilities, grocery stores, and easy access to Stoney Trail. This property is a must see!**

Inclusions:
Property Listed By: **All furniture is negotiable
Real Broker**

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







