



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 REDSTONE Road, Calgary T3N0M3**

MLS®#: **A2178473**      Area: **Redstone**      Listing Date: **11/11/24**      List Price: **\$759,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **3,595 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,948**  
 Low Sqft:  
 Ttl Sqft: **1,948**

DOM

**10**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane, City Lot, Lawn, No Neighbours Behind, Landscaped, Level, Street Lighting, Private, Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s), Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Storage**

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

Kitchen Appl: **Built-In Gas Range, Dishwasher, Electric Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Chandelier, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Sump Pump(s), Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 5`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 9`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`11" x 8`9"</b>	<b>Spice Kitchen</b>	<b>Main</b>	<b>5`3" x 6`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 11`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`10" x 15`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`7" x 5`1"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>10`11" x 13`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 12`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 12`5"</b>
<b>Family Room</b>	<b>Upper</b>	<b>13`11" x 13`10"</b>	<b>Laundry</b>	<b>Upper</b>	<b>5`9" x 5`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`11" x 13`6"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`2" x 5`0"</b>

Bedroom  
Game Room  
Furnace/Utility Room

Basement  
Basement  
Basement

9`11" x 9`8"  
11`7" x 15`1"  
9`8" x 8`2"

Bedroom  
Storage

Basement  
Basement

10`0" x 8`11"  
11`11" x 8`2"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

1211103

Zoning:  
R-G

Remarks

Pub Rmks:

Welcome to this stunning front garage home in the vibrant community of Redstone, Calgary. Situated on a rare traditional lot with a back lane, this property offers an unparalleled blend of modern conveniences and traditional charm. With a host of remarkable features and an ideal location, this home is perfect for families seeking comfort, style, and practicality. Enjoy the convenience of being within walking distance of essential amenities such as grocery stores, transit stops, soccer playgrounds, and the future school site. The community of Redstone is known for its friendly atmosphere and excellent accessibility. This home has 9' ceilings on both the main floor and upper floor and provides a sense of openness and grandeur. The ample natural light enhances the spacious feel throughout. The newly renovated central kitchen and spice kitchen, ensuring a modern and functional cooking space. The sleek design and quality finishes make these kitchens a chef's dream. Beautiful hardwood floors extend through the main living areas, adding warmth and elegance to the home. The upper floor boasts three spacious bedrooms, including a master suite and a bonus room perfect for family gatherings or a media space. The basement features a finished illegal suite with a side entrance and separate laundry. This space includes two good-sized bedrooms and an office and offers the potential for rental income or additional family living space. This home is designed for modern living with ample storage, high-quality fixtures, and a thoughtful layout that maximizes comfort and functionality. Redstone is a thriving community that offers a perfect blend of urban convenience and suburban tranquillity. Residents benefit from easy access to parks, playgrounds, and various shopping and dining options. The planned future school site and current amenities make it an ideal place for families to grow and thrive. This beautiful home is a rare find in Redstone, Calgary. It offers a perfect combination of location, style, and modern conveniences. Don't miss the opportunity to make this your dream home. Please reach out to us today to schedule a viewing and experience all that this exceptional property has to offer.

Inclusions:  
Property Listed By:

N/A  
Brilliant Realty

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









