



THE
A-TEAM

**RE/MAX
FIRST**

35 REDSTONE Way, Calgary T3N1B5

MLS®#: **A2180395**

Area: **Redstone**

Listing Date: **11/20/24**

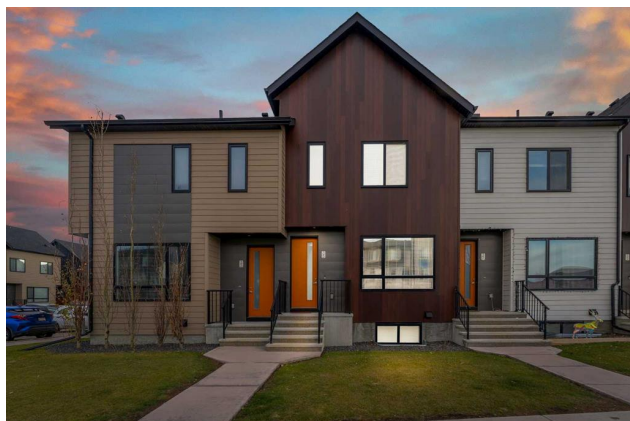
List Price: **\$455,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **3,078 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Stall**

DOM

31
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Mixed,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`11" x 12`6"
Kitchen	Main	13`1" x 12`8"
Bedroom	Second	12`4" x 11`0"
Bedroom	Second	12`5" x 11`0"
Furnace/Utility Room	Basement	9`10" x 7`6"
Bedroom	Basement	11`9" x 9`7"

Room	Level	Dimensions
Dining Room	Main	13`1" x 6`5"
2pc Bathroom	Main	4`9" x 5`4"
4pc Ensuite bath	Second	5`0" x 10`1"
4pc Ensuite bath	Second	5`0" x 10`11"
Game Room	Basement	13`7" x 11`9"
4pc Bathroom	Basement	5`0" x 11`8"

Legal/Tax/Financial

Condo Fee:
\$295

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1810978**

Remarks

Pub Rmks: **Welcome to this exceptional townhouse located in the sought-after community of Redstone, Calgary NE. Offering unparalleled convenience and modern living, this home is just minutes from Metis Trail and provides quick access to major highways, including Stony Trail, making your commute a breeze. The Calgary International Airport is also nearby for easy travel. This unique property features two master bedrooms, each with its own 4-piece ensuite bathroom, offering privacy and comfort for all. The spacious, open-concept main floor boasts 9-foot ceilings and is designed for both style and function. The gourmet kitchen comes fully equipped with stainless steel appliances, a gas stove, and stunning quartz countertops—perfect for the home chef. Relax in the expansive living area, ideal for unwinding or entertaining, while the adjacent dining room creates the perfect space for family meals and social gatherings. Head downstairs to the finished basement, which expands your living space with a cozy bedroom, a full bathroom, and a versatile rec room that can serve as a hobby space, home office, or entertainment zone. Not only does this home offer comfort and style, but it also provides convenience at every turn. The community of Redstone offers nearby amenities such as public transportation, playgrounds, and shopping centers. Whether you're enjoying the outdoors, running errands, or commuting, everything is within reach.**

Inclusions: **None**
Property Listed By: **Executive Real Estate Services**

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





