



THE
A-TEAM

**RE/MAX
FIRST**

183 REDSTONE Grove, Calgary T3N 0T7

MLS®#: **A2181895**

Area: **Redstone**

Listing Date: **12/03/24**

List Price: **\$649,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 11-Dec**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,718

Year Built:

2017

Low Sqft:

Ttl Sqft:

1,718

Lot Information

Lot Sz Ar:

3,336 sqft

Lot Shape:

DOM

18

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Landscaped,Level

Double Garage Attached,Driveway,Oversized

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Stone,Vinyl Siding,Wood Siding

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Tankless Hot Water,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`11" x 5`11"
Kitchen	Main	16`0" x 9`5"
Pantry	Main	4`8" x 5`2"
2pc Bathroom	Main	5`2" x 4`11"
Bedroom	Upper	11`0" x 9`10"
Bedroom - Primary	Upper	13`10" x 13`2"
Walk-In Closet	Upper	8`9" x 6`5"

Room	Level	Dimensions
Covered Porch	Main	10`5" x 8`7"
Den	Main	8`8" x 5`10"
Mud Room	Main	10`4" x 7`0"
Bedroom	Upper	12`6" x 10`0"
Laundry	Upper	5`3" x 3`6"
4pc Ensuite bath	Upper	9`10" x 4`11"
Game Room	Basement	19`1" x 13`3"

Bedroom
Living Room
4pc Bathroom

Basement
Main
Upper

10`10" x 9`8"
14`2" x 13`11"
8`10" x 5`2"

3pc Bathroom
Dining Room

Basement
Main

8`6" x 5`9"
8`4" x 13`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1611524

Zoning:
R-2M

Remarks

Pub Rmks:

Welcome to 183 Redstone Grove NE, a stunning semi-detached home built by reputable Jayman, offering modern features, a rare attached garage, and an unbeatable location facing a greenspace. The bright and open-concept main floor includes a sleek kitchen with quartz countertops, full subway tile backsplash, stainless steel appliances, a central island, walk-in pantry, a spacious living area, and a main-floor office. This home features a completely covered porch, sheltering the front door from snow, and perfect for rainy days! Upstairs, you'll find a large primary bedroom with a walk-in closet and ensuite, two additional bedrooms, laundry closet and a second full bathroom. A fully finished basement awaits with a fourth bedroom and full bathroom, as well as a large storage room to keep everything tucked away and organized. In addition to the attached garage, there's a driveway at the back with space to park three additional vehicles, accessible via a paved lane. Ideal low-maintenance yard with a large deck with completed landscaping in the front yard and back yard. The home faces a peaceful greenspace, with a city bus stop, school bus stop, and future school site just steps away. This property boasts new siding and a new roof, a tankless hot water system, and rough-in for a radon system, ensuring efficiency and peace of mind. Located in the vibrant community of Redstone, this property offers easy access to the airport, Stoney Trail, Deerfoot Trail, CrossIron Mills, and is only a 20-minute drive to downtown Calgary. Don't miss this rare gem—your ideal home awaits!

Inclusions:
Property Listed By:

N/A
Real Broker

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













