



THE
A-TEAM

**RE/MAX
FIRST**

317 REDSTONE Boulevard, Calgary T3N 1V6

MLS®#: **A2182594** Area: **Redstone** Listing Date: **12/06/24** List Price: **\$514,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,544**
 Low Sqft:
 Ttl Sqft: **1,544**

Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Concrete Driveway, Double Garage Attached, Tandem**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Other, Playground**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Open Floorplan, Pantry, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4`2" x 12`11"	Kitchen	Second	10`0" x 11`9"
Dining Room	Second	12`0" x 11`11"	Living Room	Second	15`2" x 16`0"
2pc Bathroom	Second	4`7" x 4`7"	Bedroom - Primary	Third	9`10" x 14`5"
Bedroom	Third	7`9" x 9`11"	Bedroom	Third	9`10" x 11`5"
4pc Bathroom	Third	5`0" x 7`11"	3pc Ensuite bath	Third	4`11" x 8`5"

Legal/Tax/Financial

Condo Fee:
\$240

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2010324**

Remarks

Pub Rmks: **Welcome to this stunning End Unit townhouse, perfectly situated in the highly sought after and rapidly growing community of Redstone. Offering almost 1,550 sq. ft. of thoughtfully designed living space, this home features 3 bedrooms, 2.5 bathrooms, and a double attached tandem garage, blending style and functionality effortlessly. As you enter, the main level greets you with a spacious tandem garage, ideal for secure parking and extra storage. Moving to the upper floor, you will discover a bright and airy open concept layout, seamlessly connecting the generously sized living area, dining space, and a modern kitchen equipped with sleek stainless steel appliances. A convenient 2 piece powder room is also located on this level. The top floor offers 3 beautifully designed bedrooms, including a master suite that features a private ensuite and a walk in closet. Two additional bedrooms, a shared full bathroom, and a laundry area complete this floor for ultimate convenience. This home is perfectly positioned, facing the main road with a bus stop just steps away, offering unparalleled convenience. Situated on a corner lot, it also boasts direct pathway and park access from the side, creating an ideal balance between urban accessibility and tranquil living. This townhouse provides a peaceful and private setting while being close to all major amenities. Do not miss out on this incredible opportunity, schedule your private showing today**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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









