



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: **1,512 sqft**  
Lot Shape:

Access:

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

DOM

**57**  
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
<b>Foyer</b>	<b>Main</b>	<b>4`2" x 12`11"</b>
<b>Dining Room</b>	<b>Second</b>	<b>12`0" x 11`11"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>4`7" x 4`7"</b>
<b>Bedroom</b>	<b>Third</b>	<b>7`9" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>5`0" x 7`11"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Second</b>	<b>10`0" x 11`9"</b>
<b>Living Room</b>	<b>Second</b>	<b>15`2" x 16`0"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>9`10" x 14`5"</b>
<b>Bedroom</b>	<b>Third</b>	<b>9`10" x 11`5"</b>
<b>3pc Ensuite bath</b>	<b>Third</b>	<b>4`11" x 8`5"</b>

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**











