



THE
A-TEAM

**RE/MAX
FIRST**

274 REDSTONE Drive, Calgary T3N 0N3

MLS®#: **A2186941** Area: **Redstone** Listing Date: **01/10/25** List Price: **\$649,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **2,701 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,563**
 Low Sqft:
 Ttl Sqft: **1,563**

DOM

11
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Yard**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`8" x 10`1"	Living Room	Main	16`1" x 13`2"
Kitchen	Main	13`4" x 9`5"	Laundry	Main	3`5" x 3`4"
Furnace/Utility Room	Lower	8`8" x 8`0"	Bedroom - Primary	Upper	13`1" x 11`0"
Bedroom	Upper	11`11" x 9`5"	Bedroom	Upper	11`11" x 9`4"
Bedroom	Basement	9`9" x 9`1"	Bedroom	Basement	9`7" x 9`2"
2pc Bathroom	Main	5`3" x 4`11"	4pc Bathroom	Upper	9`3" x 4`11"
4pc Ensuite bath	Basement	9`2" x 4`11"	Kitchen With Eating Area	Basement	13`3" x 12`5"

Laundry

Basement

8`1" x 5`5"

Foyer
Legal/Tax/Financial

Main

11`7" x 5`4"

Title:
Fee Simple
Legal Desc:

1313256

Zoning:
R-2

Remarks

Pub Rmks: **Welcome to 274 Redstone Drive, a meticulously maintained property that seamlessly combines style, comfort, and functionality. This spacious home features an open floor plan with 9' ceilings and beautiful engineered wood flooring throughout, creating a warm and inviting ambiance. Natural light pours into the living spaces through expansive south-facing windows, offering stunning views of the surrounding area. The main level showcases a stunning kitchen, complete with a large island ideal for meal preparation and entertaining. Ceiling-height cabinets provide ample storage, while the quartz countertops and tiled backsplash add a touch of sophistication. Equipped with high-end Samsung stainless steel appliances, this kitchen is truly a chef's dream. On the upper level, you'll find a generously sized master bedroom with a luxurious ensuite bathroom and a large walk-in closet, offering a serene retreat. Two additional well-sized bedrooms provide flexibility and comfort for your family's needs. The well-cared-for front yard features built-in flower beds and limestone rock beds, enhancing the curb appeal with a splash of color. The low-maintenance backyard includes artificial turf, perfect for relaxation and outdoor gatherings. The fully fenced property ensures privacy and security. A detached double garage provides ample parking and storage space. The basement is fully developed with a two-bedroom illegal suite, ideal for extra living space or potential rental income and just needs separate entrance .This house was freshly painted in June 2023, ensuring both durability and aesthetic appeal. Insurance claim is in process for possible new roof and siding. With an annual HOA fee of \$115, this well-maintained gem combines modern elegance with thoughtful design and is a must-see opportunity. Don't miss your chance to own this exceptional home!**

Inclusions: **none**
Property Listed By: **Royal LePage METRO**

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









