

301 REDSTONE Boulevard #363, Calgary T3N1V7

MLS®#: A2187747 Redstone Listing 01/15/25 List Price: **\$459,900** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Residential Prop Type: Sub Type: Row/Townhouse City/Town: Calgary

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape:

Date:

Access:

Backs on to Park/Green Space Lot Feat: Park Feat: **Driveway, Single Garage Attached**

950 sqft

<u>DOM</u> 7

<u>Layout</u>

2 (2) Beds: 2.5 (2 1) Baths:

3 Storey Style:

<u>Parking</u>

Ttl Park: 2 Garage Sz: 1

Utilities and Features

Asphalt Shingle Roof: Construction:

Heating: Forced Air

Sewer:

Ext Feat: **Balcony**

Concrete, Vinyl Siding, Wood Frame

Finished Floor Area

1,457

1,457

Abv Saft:

Low Sqft:

Ttl Sqft:

Flooring: Carpet, Vinyl

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer

Int Feat: **Breakfast Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Lower	4`4" x 8`6"	Office	Lower	9`3" x 15`0"
2pc Bathroom	Main	4`7" x 4`7"	Kitchen	Main	9`8" x 13`2"
Dining Room	Main	13`0" x 9`0"	Living Room	Main	15`0" x 9`0"
Balcony	Main	13`3" x 6`6"	Bedroom - Primary	Upper	10`11" x 10`1"
4pc Ensuite bath	Upper	5`3" x 7`11"	Walk-In Closet	Upper	1`11" x 10`1"
Laundry	Upper	3`8" x 3`5"	Bedroom - Primary	Upper	11`1" x 11`0"
3pc Ensuite bath	Upper	5`3" x 8`10"	Walk-In Closet	Upper	1`11" x 11`9"

Storage	Upper	2`5" x 3`4"			
	• •		Legal/Tax/Financial		
Condo Fee:		Title:		Zoning:	
\$200		Fee Simple		M-G	
		Fee Freq:			
Legal Desc:	2010324	Monthly			
J			Remarks		

Pub Rmks:

Discover this exquisite three-story townhouse, where modern luxury meets functional design. This meticulously crafted home offers 2 spacious bedrooms, a Office/Den on the Lower floor, 2.5 baths, and a front-attached single car garage. The front entrance opens directly to a beautifully landscaped park, providing a picturesque and serene setting. On the main floor, you'll find a generously sized bedroom, perfectly suited for quests or a private home office. The second level boasts an open-concept living space, featuring a contemporary kitchen with quartz countertops, stainless steel appliances, and a dining area designed for hosting. Adjacent to the kitchen, the living area extends to a balcony overlooking a vibrant playground—an ideal spot for families with children to relax and enjoy the view. A stylish half bath completes this level. The third floor is dedicated to comfort and privacy, housing two bedrooms, each with its own ensuite bathroom. The convenience of an upper-level laundry area adds to the practicality of this home. Elegant lighting fixtures and premium finishes throughout create a sophisticated atmosphere. Don't miss the opportunity to make this exceptional property your new home. Book your showing today and experience its perfect blend of style, comfort, and family-friendly features!

Inclusions:

Property Listed By: **CIR Realty**

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















