



THE
A-TEAM

**RE/MAX
FIRST**

312 REDSTONE Avenue, Calgary T3N 1M8

MLS®#: **A2188377** Area: **Redstone** Listing Date: **01/16/25** List Price: **\$724,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **3,035 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Garden,Rectangular Lot**
 Park Feat: **Double Garage Detached,Oversized**

DOM

5
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas,Zoned**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Private Entrance,Private Yard**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Range,Central Air Conditioner,Dishwasher,Electric Range,Gas Range,Humidifier,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Bidet,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	13`4" x 13`3"	Bedroom	Second	12`6" x 9`11"
Bedroom	Second	12`6" x 9`11"	Bedroom	Basement	11`0" x 8`6"
Bedroom	Basement	11`0" x 8`6"	2pc Bathroom	Main	5`3" x 4`8"
4pc Bathroom	Second	9`2" x 5`2"	4pc Ensuite bath	Second	14`4" x 5`3"
4pc Bathroom	Basement	9`8" x 4`11"	Mud Room	Main	10`7" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1811849

Zoning:
R-G

Remarks

Pub Rmks:

This exceptional property offers a perfect combination of spacious living and premium upgrades. The main level features 3 generously sized bedrooms and 2.5 bathrooms, while the illegal basement suite adds 2 additional bedrooms, a full bathroom, and larger windows for abundant natural light. With 9-foot ceilings on both levels, the home feels open and inviting. The basement suite is currently rented, making it an excellent income opportunity. The upgraded kitchen on the main floor includes a premium gas range, perfect for culinary enthusiasts, while the master bedroom boasts a luxurious 4-piece ensuite with a soaking tub and standing shower. A two-zone furnace and central air conditioning ensure year-round comfort, keeping the home cozy in winter and cool in summer. The oversized 24x22 double car garage, paired with a fully landscaped and fenced yard, adds to the property's appeal. A paved back alley ensures convenient access, while a new roof in 2025 for both the house and garage provides durability and peace of mind. Located on a main avenue with priority snow clearing and easy access to Stoney Trail, the property also offers proximity to bus stops, school buses, and a nearby playground. This home is the ideal choice for families or investors seeking space, style, and thoughtful upgrades.

Inclusions:
Property Listed By:

NA
MaxWell Central

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









