



THE
A-TEAM

**RE/MAX
FIRST**

140 REDSTONE #202, Calgary T3N1M6

MLS®#: **A2189166**

Area: **Redstone**

Listing Date: **01/21/25**

List Price: **\$399,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area
Abv Sqft: **1,111**
Low Sqft:
Ttl Sqft: **1,111**

DOM

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Cement Fiber Board**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **High Ceilings,No Animal Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`8"
Kitchen	Main	19`5" x 10`1"
Furnace/Utility Room	Main	4`11" x 2`11"
4pc Ensuite bath	Upper	8`7" x 8`3"
Bedroom - Primary	Upper	12`5" x 12`0"

Room	Level	Dimensions
Balcony	Main	6`8" x 13`2"
Living Room	Main	12`9" x 14`3"
4pc Ensuite bath	Upper	8`10" x 8`7"
Bedroom	Upper	11`9" x 9`9"
Laundry	Upper	5`0" x 3`2"

Legal/Tax/Financial

Condo Fee:
\$368

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1811983**

Remarks

Pub Rmks: **Discover this immaculately maintained, previous Jayman built showhome in the highly sought-after community of Redstone! Enjoy unparalleled amenities including a playground, BBQ area, pergola, controlled fire pit, and expansive green spaces, all designed for family enjoyment and outdoor relaxation. This fully upgraded townhome offers the perfect blend of style, comfort, and functionality, making it an ideal starter home in a family-friendly neighborhood. Step inside to an open-concept floor plan with two spacious master bedrooms, upper floor laundry, and a heated garage with a separate entrance. The chef-inspired kitchen boasts stainless steel appliances and contemporary finishes. Step outside onto your private balcony, complete with a gas line for effortless BBQs, and enjoy stunning views of the lush green space, perfect for outdoor living. Upstairs, each of the two master suites offers private ensuite bathrooms and in-suite laundry, providing convenience and luxury at every turn. Prime Location: This home is strategically located with easy access to Stoney Trail, Metis Trail, and Deerfoot Trail, placing you just minutes away from key destinations like Calgary International Airport, Costco, CrossIron Mills Mall, dining options, and local shops. Saddleridge YMCA, Don Hartman Arena, and Calgary Public Library are also just a short drive away, offering endless recreational and community opportunities. Live the dream in the vibrant Redstone community, where comfort, convenience, and luxury meet to provide an exceptional lifestyle. Schedule your showing today!**

Inclusions: **NA**
Property Listed By: **CIR Realty**

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









