



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**103 REDSTONE Boulevard, Calgary T3N 0R5**

MLS®#: **A2193556**

Area: **Redstone**

Listing Date: **02/13/25**

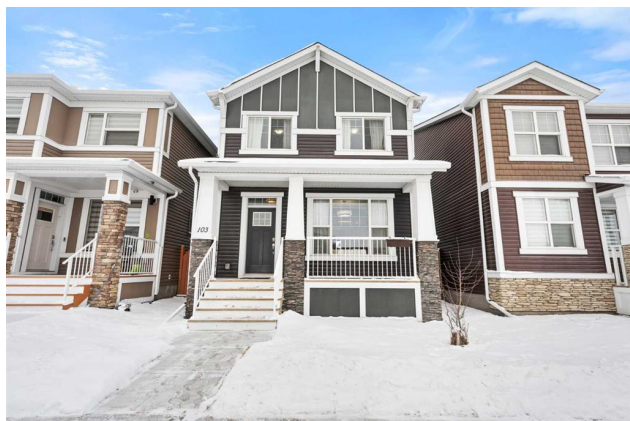
List Price: **\$579,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar: **2,949 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,432**  
Low Sqft:  
Ttl Sqft: **1,432**

DOM

**9**

Layout

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

Parking

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

Access:

Lot Feat:

**Back Yard,City Lot,Front Yard,Gazebo,Landscaped,Level,Low Maintenance Landscape,Rectangular Lot,Street Lighting,Zero Lot Line**

Park Feat:

**Double Garage Detached,Garage Door Opener,Off Street,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Mixed,Post & Beam,Stone,Vinyl Siding**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Crown Molding,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`10" x 3`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`5" x 10`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`1" x 14`4"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`10" x 9`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 11`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>17`10" x 32`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>14`8" x 10`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 8`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`5" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 10`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`8" x 10`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`7" x 13`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1610884**

Remarks

Pub Rmks:

**Welcome to the vibrant community of Redstone, just minutes from Calgary Airport and major highways. This well-maintained home features 3 bedrooms, 2.5 bathrooms, and an oversized double detached garage. It comes with several upgrades, including higher knockdown ceilings, pot lights, upgraded lighting, and central air conditioning. Step inside through the charming front porch and into a bright, open-concept layout. The east-facing orientation fills the home with natural light, creating a warm and inviting space. The modern kitchen boasts upgraded cabinets with crown molding, a Silgranite sink, granite countertops, and a spacious island, perfect for entertaining. A convenient half-bathroom is also located on the main floor. Upstairs, you'll find three spacious bedrooms with plenty of natural light. The primary suite includes a 4-piece ensuite with upgraded cabinetry and countertops, plus a large walk-in closet. The two west-facing bedrooms offer a bright and airy atmosphere. A full main bathroom and a stacked washer and dryer complete the upper level. The unfinished basement offers great potential for future development, with a bathroom rough-in already in place. The home also includes a high-efficiency furnace and a 50-gallon water tank, both well-maintained. Enjoy the private backyard, featuring a deck and gazebo, ideal for outdoor gatherings. Recent upgrades include new vinyl siding (2023) and a Class 4 Impact-Resistant asphalt shingle roof. This home offers both quality and convenience—don't miss your chance! Book a showing today!**

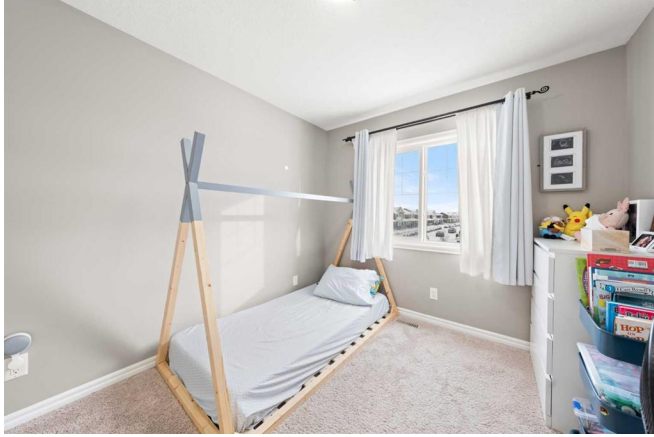
Inclusions:  
Property Listed By:

**The TV mounts in the primary room and the living room will be included.  
Keller Williams BOLD Realty**

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









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HOME



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HOME



