

## 194 REDSTONE Park, Calgary T3N 0P6

A2203021 Redstone Listing 03/16/25 List Price: **\$799,900** MLS®#: Area:

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

Date:

**General Information** 

Prop Type: Sub Type: Detached

City/Town: 2015 Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 4,176 sqft 2,429

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

2,429

27

Ttl Park: 4 Garage Sz: 2

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Corner Lot, Low Maintenance Landscape, Rectangular Lot

Park Feat: **Double Garage Attached** 

## **Utilities and Features**

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Vinyl Siding, Wood Frame** Sewer:

Flooring:

Ext Feat: Other Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Int Feat: Kitchen Island, Open Floorplan, Pantry, Quartz Counters

**Utilities:** 

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`11" x 10`3"	Living Room	Main	16`5" x 15`0"
Office	Main	8`9" x 7`3"	Kitchen	Main	12`10" x 11`11"
Bonus Room	Upper	18`11" x 13`0"	Bedroom - Primary	Upper	14`7" x 13`3"
Bedroom	Upper	12`3" x 11`11"	Bedroom	Upper	11`11" x 11`11"
2pc Bathroom	Main	8`11" x 2`8"	4pc Bathroom	Upper	8`5" x 4`11"
5pc Ensuite bath	Upper	11`11" x 10`1"	Laundry	Upper	8`3" x 7`2"
Walk-In Closet	Upper	10`6" x 4`11"	Pantry	Main	8`11" x 4`9"

Foyer Main 10`4" x 7`7"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **1610674** 

Remarks

Pub Rmks:

Stunning 3-Bedroom Corner Lot Home in Redstone. Discover this beautifully maintained home situated on a corner lot in the highly sought-after N.E. community of Redstone. Offering both style and convenience, this property is perfect for families seeking modern living with easy access to amenities. Low-Maintenance Backyard: Enjoy a hassle-free outdoor space with artificial lawn and a stylish retaining wall along the side of the house—no more mowing or weeding! Elegant Main Floor: Boasting 9' ceilings and gleaming hardwood floors, the open-concept layout includes a spacious kitchen with a large island, quartz countertops, and a walk-through pantry leading to the garage—making grocery trips a breeze. The cozy living room features a fireplace, and there's a versatile office along with a convenient two-piece bathroom. Upstairs Comfort: The upper level offers a bright and spacious bonus room with a charming nook window bench—perfect for reading or relaxing. The primary suite includes a walk-in closet and a luxurious en-suite with an oversized jetted tub and double sinks. Two additional large bedrooms and a 4-piece bathroom complete the level. Basement Potential: The unfinished basement features 9' ceilings and is roughed in for a wet bar and bathroom, offering endless customization possibilities. Prime Location: Conveniently located with quick access to Stoney Trail, nearby restaurants, and shopping, this home combines suburban tranquility with urban convenience. Don't miss the chance to own this Redstone gem—schedule your viewing today!

Inclusions: NA

Property Listed By: Real Broker

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







