

36 Redstone Park NE Calgary, AB T3N 0J8

Residential Incomplete

A1222887

DOM: 0 **LP:** \$750,000.00
CDOM: **OP:** \$0.00



Class: Detached
County: Calgary
Type: House
Levels: Two
Year Built: 2012
LINC#: [0035194380](#)
Arch Style: 2 Storey
Possession: Negotiable
Lot Dim:
Front Length: 11.60M 38`1"
Legal Desc: 1211060;10;20
Legal Pln: 1211060 **Blk:** 10 **Lot:** 20 **Condo:** No

City: Calgary
Subdivision: Redstone
Ttl Beds: 4
F/H Bth: 2/1
RMS SQFT: 2,424.00
LP/SF: \$309.41
Suite: No
Lot Size: 3918 SqFt
Lot Depth: 31.40 M 103.02'

Zoning: R-1
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: None Known
Tax Amt/Yr: \$3,688.00/2021
Loc Imp Amt:
Front Exp: S

Public Remarks: Welcome to this beautiful 2 storey home in the highly desirable community of Redstone! Come and see this immaculate 4-bedroom, 3-bathroom home with double attached garage and RV Parking at the back, that will give you over 2400sqft of generous space to move about... all while maintaining a quaint, cozy atmosphere. Featuring an open concept main floor design which boasts a bright living room with a feature fireplace, walkthrough pantry and a gorgeous kitchen w/ SS appliance package, granite counters, center island and a dining area leading to the deck. The upper level features a large bonus room, 4 bedrooms including the master retreat offering a walk-in closet and spacious 5-piece ensuite. The basement which has a separate entrance ready for development. Don't miss out on this amazing home, come see it today!

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P		Main:		Mtr2		SqFt
Baths:	1	0	1	0	0	Bed Abv: 4	98		1,056		
EnSt Bth:	0	0	0	1	0	Rms Abv: 10	127		1,368		
Garage Dim:	21`6" x 19`0"						0		0		
							Total AG: 225.20		2,424.00		

Property Information

Basement: Separate/Exterior Entry, Full, Unfinished
Heating: Fireplace(s), Forced Air, Natural Gas
Construction: Concrete, Shingle Siding, Vinyl Siding, Wood Frame
Foundation: Poured Concrete
Exterior Feat: Playground, Private Entrance, Private Yard
Roof Type: Asphalt Shingle
Reports: RMS Supplements
Parking: Additional Parking, Alley Access, Double Garage Attached, Parking Pad, RV Access/Parking **Total: 2**
Features: Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Comm Feature: Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby
Lot Features: Back Lane, Lawn, Landscaped, Level
HOA: \$115.00/Annually
HOA Include: Amenities w/HOA
Goods Include: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Dryer, Window Coverings
Appliances: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Other Equip: None

Lndry Feat: Laundry Room, Main Level
Cooling: None
Fireplaces: 1
Flooring: Carpet, Hardwood, Tile
Fencing: Fenced
Balcony: Deck, See Remarks

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	13`6" x 12`10"	Dining	Main	14`0" x 10`4"
Living	Main	14`8" x 13`4"	Family	Upper	14`10" x 12`6"
Foyer	Main	8`8" x 5`6"	Mud Rm	Main	6`6" x 4`10"
Laundry	Main	6`4" x 6`4"	Frn/Util	BSMT	10`4" x 7`10"
Other	Main	15`10" x 12`2"	Primary Bed	Upper	14`6" x 14`0"
Bedrm	Upper	11`6" x 11`4"	Bedrm	Upper	11`4" x 9`4"
Bedrm	Upper	11`4" x 9`4"	2pc Bathroom	Main	6`4" x 5`0"
4pc Bathroom	Upper	9`4" x 4`10"	5pc Ensuite bath	Upper	14`0" x 10`0"

Agent & Office Information

List REALTOR@: [Mike Abou Daher](#) team@mikeaboudaher.com **Phone:** 403-809-9386
List Firm: [REAL BROKER](#) **Phone:** 855-623-6900
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7 **Firm Fax:**
Appt: ShowingTime

Showing Contact: Mike Abou Daher 403-809-9386
Comm: 3.5% on the first 100k, 1.5% on the balance.
LB Type/Info: SentiLock/Front Railing
Owner Name: Shad & Shahzadi
Occupancy: Owner

List Date: 05/27/2022
Expiry Dt: 09/26/2022
With Dt:

Ownership: Private
Exclusion: No

SRR: No

Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus and please wear masks"

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).