

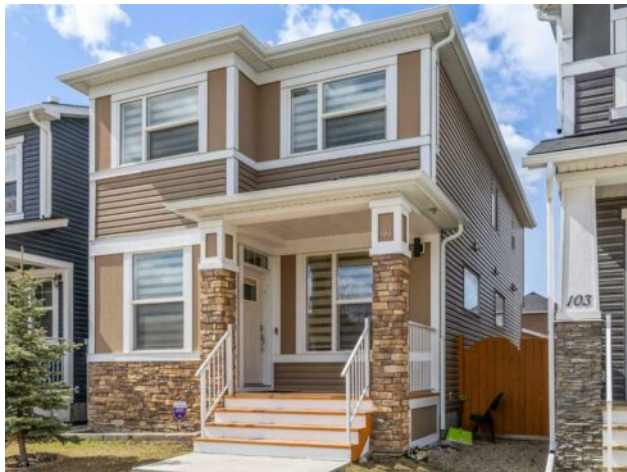


**GRASSROOTS**  
REALTY GROUP

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**99 Redstone Boulevard NE**  
**Calgary, Alberta**

**MLS # A2222909**



**\$679,900**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,746 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	26-25-29-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage		

**Inclusions:** Security system includes Cameras and Sensors, Window Coverings

Welcome to this beautifully upgraded home with 9' knockdown ceilings and an open-concept layout! The main floor features a cozy fireplace, spacious living and dining areas, and a gourmet kitchen with granite countertops, upgraded stainless steel appliances, a large island, and a corner pantry. Upstairs offers 3 spacious bedrooms, a loft/office space, and upper-level laundry with front-load machines. The primary suite comes with a walk-in closet and a spa-inspired ensuite with double sinks and quartz countertops. Both full bathrooms are upgraded with modern quartz vanities. The professionally developed basement includes a huge rec room, a bedroom with walk-in closet, and a private 3-piece ensuite—perfect for guests or extended family. Enjoy outdoor living in the fully landscaped backyard with a large deck and professional fencing. The oversized 22' x 22' double detached garage offers plenty of room for vehicles and storage. Bonus: Walking distance to Fruiticana and Mega Sanjha Punjab Grocery—convenience and culture at your doorstep!