



**GRASSROOTS**  
REALTY GROUP

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**52 Redstone Park NE**  
**Calgary, Alberta**

**MLS # A2223891**



**\$770,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,427 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** NONE

Looking for a home large enough to house your family while generating additional income? A rare opportunity to own an immaculate 2427 SQFT home with the LEGAL 2 BEDROOM BASEMENT SUITE made available in Redstone. Located on a quiet street with views looking onto the park this home is featured by the main floor which boasts a bright living room with a feature fireplace, a built-in office, walkthrough pantry and a gorgeous kitchen w/ SS appliances, granite counters, center island and a dining area leading to the deck. The upper level features a large bonus room, laundry, 2 bath, 3 bedrooms including the master retreat offering a walk-in closet and spacious 5 piece ensuite. The suited basement which has a separate front entrance offers 2 bedrooms, a full bath, separate laundry, full kitchen and a living/ dining area. Perfect for family members or an additional source of income.