



**GRASSROOTS**  
REALTY GROUP

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**54 Redstone Circle NE**  
**Calgary, Alberta**

**MLS # A2227033**



**\$459,999**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,485 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 355
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Welcome to the Modern Townhouse Offering Style, Space, and an Exceptional Location Experience the perfect blend of contemporary design and low-maintenance living in this stylish townhouse, offering over 1485 sq. ft. of thoughtfully designed space. Located in the vibrant, master-planned community of Redstone, this home features 3 spacious bedrooms, 2.5 bathrooms, and 2 private balconies. Step into the insulated and drywalled double attached tandem garage, then head into the entry-level foyer—ideal for keeping seasonal items neatly tucked away. Upstairs, the bright and open main level welcomes you with large windows that flood the space with natural light. The inviting living room flows effortlessly onto one of the balconies, creating a seamless indoor-outdoor connection. At the heart of the home, the dining area offers plenty of space for family dinners and entertaining. The modern kitchen is a chef's dream with granite countertops, stainless steel appliances, full-height cabinetry, and a large breakfast bar island that's perfect for gathering. A second, south-facing balcony off the kitchen is perfect for sunny summer barbecues. Also on the main floor is a convenient powder room and a versatile office nook—ideal for remote work, studying, or managing daily tasks. Upstairs, the laundry area adds convenience alongside three well-sized bedrooms and a 4-piece main bathroom. The primary bedroom boasts its own private ensuite, offering comfort and privacy. This attractive complex not only offers great curb appeal and ample visitor parking but is also surrounded by open green spaces, parks, and walking paths. Redstone is a forward-thinking, family-oriented neighborhood featuring two future school sites, a brand-new commercial hub, multiple parks, and easy access to Stoney Trail and Country Hills Blvd. Just minutes away, you'll find

CrossIron Mills, Costco, the airport, and more. This is a fantastic opportunity to own a beautiful, functional home in a truly unbeatable location!