



**GRASSROOTS**  
REALTY GROUP

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**107 Redstone Circle NE**  
**Calgary, Alberta**

**MLS # A2233983**



**\$425,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,469 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, Oversized, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Level, Low Maintenance Landscape, No Neig		

<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>	\$ 358
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Veneer, Vinyl Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** Curtains and curtain rods, Closet by the front entrance, Wall-mounted cupboard in 2-piece bathroom, Linen closet in upstairs hallway, Smart home equipment (thermostat, doorbell, sensors), **NEGOTIABLE ITEMS:** Bedframe & headboard in primary bedroom, corner desk in dining room den, bar stools x4, leather couch in living room

**\*\*OPEN HOUSE SATURDAY JULY 19 & SUNDAY JULY 20 2PM-4PM\*\*** Welcome to 107 Redstone Circle NE—a bright and spacious 3-bedroom, 2.5-bathroom townhome offering 1,469 sq ft of thoughtfully designed living space in the vibrant community of Redstone. This well-maintained home features a rare oversized tandem garage over 37 feet long, providing room for two vehicles plus additional storage, a home gym, or hobby space. The front entrance faces a peaceful green space and playground, creating welcoming curb appeal with extra privacy & plenty of street parking for visitors. The main floor boasts a sunny open-concept layout, perfect for entertaining. The modern kitchen is complete with stainless steel appliances, a large island with seating, and ample cabinet space. Enjoy family meals in the spacious dining area that opens onto a south-facing balcony (86 sq ft)—ideal for morning coffee or evening relaxation. Beside the sliding patio doors, is a flex space currently being used as a flex home office space. Head into the bright, expansive living room and nestle into your favourite book or movie. Take a breath of fresh air on your second balcony facing the park. Upstairs, you'll find three generously sized bedrooms. The primary bedroom that easily fits a king-sized bed, is accompanied by a private 3-piece ensuite. Down the hall, two secondary bedrooms, a 4-piece bathroom and convenient upper-level laundry complete this level. **NOTEWORTHY MENTIONS:** New roof (2025) | New siding (2025) | New refrigerator (2025) | New washer & dryer (2025) | New dishwasher (2021) | New microwave hoodfan (2022) | Redstone is a thriving northeast Calgary community known for its walkability, green spaces, and family-friendly vibe. Enjoy nearby amenities including No Frills, Shoppers Drug Mart, CrossIron Mills, and Genesis Centre.

Commuting is easy with quick access to Stoney Trail, Metis Trail, Deerfoot Trail, and Calgary International Airport. Whether you're a first-time buyer, growing family, or investor, 107 Redstone Circle NE offers a fantastic layout, excellent location, and unbeatable value. Come see for yourself!