



**GRASSROOTS**  
REALTY GROUP

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**58 Redstone Mews NE**  
**Calgary, Alberta**

**MLS # A2239572**



**\$698,500**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,489 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to one of the largest duplexes available in Redstone &ndash; offering 2,490 sqft above grade and over 3,500 sqft of total developed space! Tucked into a quiet cul-de-sac on a massive pie-shaped lot, this well-maintained home features 6 bedrooms + office, 3.5 bathrooms, a double front garage, and a 2-bedroom basement with separate entry. The main floor boasts 10 ft ceilings, a large home office, and an open-concept kitchen, living, and dining area that's perfect for everyday living and entertaining. Upstairs you'll find 4 spacious bedrooms, a bonus room, upper floor laundry, and a 5-piece ensuite in the primary bedroom. Downstairs, the fully developed basement offers high ceilings, 2 bedrooms, a full bathroom, and a kitchen &mdash; ideal for multi-generational living or rental income. Enjoy summer BBQs and family fun in the oversized backyard with deck and shed, with ample space between you and rear neighbors. Located minutes from Stoney Trail, Deerfoot Trail, and CrossIron Mills &mdash; this home offers unmatched size and value in NE Calgary. Act fast &mdash; a home this big at this price won't last!