



GRASSROOTS
REALTY GROUP

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452 Redstone Grove NE
Calgary, Alberta

MLS # A2241225



\$665,000

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,580 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Pie Shaped Lot		

Heating:	Central, High Efficiency	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: none

*****REDUCED PRICE*****Nestled in one of Calgary's most sought-after and meticulously maintained communities, this exquisite home occupies a rare pie-shaped corner lot, offering enhanced privacy, abundant natural light through extra windows, and exceptional curb appeal. The fully fenced and landscaped backyard serves as a serene retreat for relaxation, entertaining guests, or providing a safe haven for children and pets. Upon entry, you're greeted by a formal dining area that exudes elegance. Flowing seamlessly from here is a dry bar that can double as a pantry, leading into the open-concept kitchen equipped with a central island. This space transitions effortlessly into a cozy living room featuring a gas fireplace, creating an inviting atmosphere for family gatherings and entertaining. Large windows frame views of the private backyard, enhancing the home's connection to nature. Upstairs, the home boasts three generously sized bedrooms and two full bathrooms, including a spacious primary suite complete with a luxurious ensuite bathroom—your personal sanctuary at the end of the day. The fully finished basement, accessible via a separate entrance, includes a large bedroom, a full 4-piece bathroom, a kitchen, and a spacious recreational area. Currently utilized as an illegal suite, it presents excellent potential for accommodating extended family or generating rental income, subject to city approval. Additional features include an oversized heated, insulated, and drywalled garage, offering ample space for vehicles and storage, ensuring comfort throughout the year, and a stain-grade railing on the stairs, enhancing the home's interior with a touch of sophistication and warmth. Call your favorite realtor and book your private showing today.

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