



GRASSROOTS
REALTY GROUP

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104 Redstone Avenue NE
Calgary, Alberta

MLS # A2246330



\$505,000

Division:	Redstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,431 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: n/a

This well-maintained home showcases pride of ownership and comes with numerous upgrades and features, including a double detached garage, 9' ceilings on the main floor, granite countertops, hardwood and tile flooring, and an upgraded kitchen with full-height cabinets, stone tile backsplash, stainless steel appliances including a gas stove, and a stone-accented fireplace. Vinyl fencing adds to the home's appeal. The main level includes a versatile flex room, a half bathroom, a cozy great room with a gas fireplace, and a spacious kitchen with an island and a nook that opens onto the deck and backyard. Upstairs, you'll find a 4-piece bathroom, convenient laundry area, and three generously sized bedrooms. The primary suite includes a full ensuite and a walk-in closet. The basement is ready for future development and personal touches. Featuring neutral tones throughout, this home is sure to impress. Ideally located near green spaces, public transit, shopping, and with easy access to both Deerfoot and Stoney Trails