



**GRASSROOTS**  
REALTY GROUP

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**131 Redstone Boulevard NE**  
**Calgary, Alberta**

**MLS # A2246451**



**\$684,900**

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Redstone                         |               |                  |
| <b>Type:</b>     | Residential/House                |               |                  |
| <b>Style:</b>    | 2 Storey                         |               |                  |
| <b>Size:</b>     | 1,737 sq.ft.                     | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached           |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                        |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot |               |                  |

|                    |                                                                  |                   |     |
|--------------------|------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade | <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>   | Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)   |                   |     |

**Inclusions:** N/A

Welcome to this exquisite CORNER home situated in the picturesque community of REDSTONE. The main floor greets you with an expansive open-concept layout comprising a comfortable Living Room, a spacious Dining Area, a convenient 2-piece Washroom, and a stunning Kitchen equipped with stainless steel appliances including a gas stove and quartz countertops. Ascend to the upper floor to discover the luxurious master suite featuring a 3-piece en-suite and a generously sized walk-in closet with ample storage. Additionally, there are two more well-appointed bedrooms, a stylish 4-piece washroom, a Laundry Closet, and a versatile loft/bonus area. This home boasts premium upgrades such as 9-foot knockdown ceilings, elegant designer lighting, laminate flooring, quartz countertops, and chic backsplash tiles. Downstairs, the fully finished basement features an illegal suite that includes a newly constructed bedroom with a walk in closet, bathroom, Kitchen, private laundry, and a separate entrance—ideal for extended family, guests, or potential rental income. Other notable features include a water softener and water filtration system. Outside, enjoy the benefit of a double-car detached garage and a low-maintenance yard. Conveniently located close to shopping, parks, and bus stops. Don't forget to take a virtual tour by clicking the link above!