



GRASSROOTS
REALTY GROUP

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195 Redstone Grove NE
Calgary, Alberta

MLS # A2246776



\$579,900

Division:	Redstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,819 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)		
Inclusions:	Video Door Bell; Smart Home Light Switches		

Discover the charm of this aid conditioned, 1,819 sq. ft. semi-detached home in family-friendly and accessible Redstone! Sitting across from a beautiful park, this home offers an oversized rear-attached garage and an inviting open floor plan. The modern kitchen features stainless steel appliances, quartz countertops & a large pantry. A flex room on the main floor makes the perfect office or playroom. Upstairs, the primary suite boasts a 4-piece ensuite & an extra-large walk-in closet with custom shelving. A central bonus room, two additional bedrooms, a full laundry room, and a second 4-piece bathroom complete the upper level. Enjoy outdoor living on the large side deck in your fully fenced yard with grass in the front & side. Updates include a new roof & soffits (2025)! With transit, a 15 minute drive to Monsignor A.J. Hetherington School, quick access to Costco, CrossIron Mills, Vivo Rec Centre, as well as easy access to Deerfoot & Stoney Trails, this home is the perfect opportunity for first time home owners, young families or a convenient downsize! Don't miss out—schedule your showing today!