



**GRASSROOTS**  
REALTY GROUP

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**186 Redstone Drive NE**  
**Calgary, Alberta**

**MLS # A2252300**



**\$560,000**

|                  |                                                                 |               |                   |
|------------------|-----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Redstone                                                        |               |                   |
| <b>Type:</b>     | Residential/Duplex                                              |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                 |               |                   |
| <b>Size:</b>     | 1,570 sq.ft.                                                    | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 4                                                               | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Drive Through, Insulated  |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | 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>   | Bar, Walk-In Closet(s)         |                   |     |

**Inclusions:** na

PRIDE OF OWNERSHIP! This stunning former JAYMAN BUILT showhome offers 4 bedrooms, 3.5 bathrooms, a fully finished basement, and a double garage. WOW. This pristine home is loaded with upgrades, featuring gleaming hardwood floors, CENTRAL A/C, water softener, built-in speakers in the living room, master and basement, under-cabinet kitchen lighting, and is in immaculate condition, sold by the original owner with no children and no pets. The main floor showcases a bright, open-concept layout with 9 FT CEILINGS, a built-in desk work station, and a stylish U-shaped kitchen complete with stainless steel appliances and oversized pantry. Upstairs, the large PRIMARY RETREAT includes a 4-piece ensuite and generous walk-in closet, with two additional spacious bedrooms and another full bathroom completing the level. Downstairs, the fully finished basement also features 9 FT CEILINGS, a wet bar, built-in speakers, an additional bedroom, a 4-piece bathroom, and a large laundry area with counter space and hamper storage &mdash; perfect for entertaining or extended family. Outside, the backyard is fully landscaped for low-maintenance living, while the DOUBLE DETACHED GARAGE is insulated, drywalled, and includes a second car door &mdash; ideal for a shop or studio. Additional perks include: newer hot water tank (2021), NEW SHINGLES, SIDING, EAVESTROUGHS AND GUTTERS, HIGH-EFFICIENCY Furnace , and roughed-in central vac. This beautiful home is located in the desirable community of Redstone, just minutes from Costco, CrossIron Mills, restaurants, retail, and YYC airport. Residents enjoy more than 2.3 km of scenic pathways, playgrounds, basketball courts, and the unique Participark with adult-sized fitness equipment, Bustop just in front &mdash; a perfect neighborhood for an active lifestyle. ?? Don&rsquo;t wait &mdash;

this one CHECKS ALL THE BOXES!