



**GRASSROOTS**  
REALTY GROUP

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**304 Redstone View NE**  
**Calgary, Alberta**

**MLS # A2252460**



**\$459,900**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,578 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 298
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this spacious 4-bedroom corner unit townhouse with an attached single garage, offering the perfect blend of comfort and convenience. The main floor features a private bedroom, ideal for guests or a home office. Upstairs, you'll find three generously sized bedrooms, including a primary suite, along with two full bathrooms. The middle floor is the heart of the home, boasting a bright and functional kitchen, an inviting living area that opens onto a balcony, and a convenient half bathroom. Located in a highly accessible neighborhood, this home is just steps away from parks, playgrounds, and a shopping plaza, making it an excellent choice for families and professionals alike.