



**GRASSROOTS**  
REALTY GROUP

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**59 Redstone Park NE**  
**Calgary, Alberta**

**MLS # A2255510**



**\$875,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,450 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot, 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, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Call seller directly		

Click brochure link for more details. Step into this stunning 2,449sq/ft home, designed with style, comfort, and modern living in mind. Located in the vibrant community of Redstone NE, this beautifully upgraded home is ready for you to make it your own. \*\*North-East facing entrance and South backyard, front garage drive home.\*\* Nestled on a corner lot with a three-side open space and a paved back alley, this property offers plenty of privacy and convenience. With lots of parking space and easy access to major roads, your new home is just a stone's throw away from parks, a bus stop, and essential amenities. Key Features: Spacious Living: This home features 5 bedrooms and 3.5 bathrooms, offering plenty of space for growing families or guests. The legal basement suite of approximately 950 sq/ft is a bonus, with a separate side entrance and that provides additional privacy. Whether you're looking for rental income or an extended family living space, this legal suite is the perfect addition. Modern Upgrades Throughout: Hardwood flooring throughout the main level and tiles in high-traffic areas add elegance and durability. The stone fireplace, stretching all the way to the ceiling, serves as a striking focal point in the living room. Add the gas fireplace, and you've got the perfect spot to relax on chilly nights. Maple cabinetry throughout the house offers a warm, sophisticated touch, complemented by granite countertops and back splash in the kitchen. Recently replaced new appliances make meal prep a breeze, while the double-open gas stove and garburator offer modern convenience. Recently painted as well. The vaulted ceilings and upgraded lighting create a bright and airy atmosphere, letting in natural sunlight through large windows, bringing the outdoors in. Inbuilt Vacuum System: An in-home central vacuum system adds a touch of luxury and

convenience. Say goodbye to hauling around a heavy vacuum—simply plug in the hose, and your home will be clean in no time!

**Outdoor Comfort:** The fenced backyard is ideal for enjoying outdoor activities with family and friends. An oversized deck provides ample space for entertaining or simply unwinding. Air conditioners throughout the house ensure you stay comfortable year-round, no matter the season.

**Additional Features:** 9 1/2ft ceilings on the main floor for an added sense of spaciousness. Hunter Douglas blinds add a touch of sophistication and provide privacy when needed. The additional storage in the garage helps keep everything organized, while the new paint throughout the house offers a fresh, clean slate for you to move right in.

**Prime Location:** Located just 1 minute away from a grocery store and a variety of local restaurants, everything you need is within reach. Close to parks, perfect for outdoor enthusiasts and families. With a bus stop under a minute walk, commuting or traveling around the city is a breeze. This home is perfect for those looking for convenience, style, and ample space—whether you’re hosting family.