



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

99 Redstone Boulevard NE
Calgary, Alberta

MLS # A2257913



\$620,000

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,746 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	26-25-29-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage		

Inclusions: Security system includes Cameras and Sensors, Window Coverings

Fall in love with this beautifully upgraded home that blends style, comfort, and convenience! Step inside to 9' knockdown ceilings and an inviting open-concept layout, perfect for entertaining or everyday living. The main floor welcomes you with a cozy fireplace, sun-filled living and dining areas, and a gourmet kitchen featuring granite countertops, upgraded stainless steel appliances, a large island, and a corner pantry. Upstairs, you'll find 3 spacious bedrooms, a versatile loft/office, and upper-level laundry with front-load machines. The luxurious primary suite includes a walk-in closet and a spa-inspired ensuite with double sinks and quartz countertops. Every full bathroom shines with modern quartz vanities. The professionally developed basement is a showstopper—offering a huge rec room, a private bedroom with walk-in closet, and a stylish 3-piece ensuite—perfect for guests, in-laws, or teens. Step outside to a fully landscaped backyard with a large deck, professional fencing, and an oversized 22' x 22' double garage. Bonus: upgraded gutters for long-lasting protection and peace of mind. Location Perfection: Walk to Fruiticana and Mega Sanjha Punjab Grocery—everything you need, just steps away!