



**GRASSROOTS**  
REALTY GROUP

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## 53 Redstone Villas NE Calgary, Alberta

**MLS # A2259562**



# \$629,900

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,478 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Basement: Stove, Range Hood, Refrigerator, Washer, Dryer

**\*\* 2 Bedroom Basement Suite(illegal) \*\* Move-in Ready | Gorgeous Family Home | 1,478 SqFt | Open Floor Plan | High Ceilings | Sparkling Kitchen | Granite Countertops | Stainless Steel Appliances | Corner Pantry | Kitchen Breakfast Bar with Barstool Seating Area | Ample Natural Light | Fireplace | 3 Upper Level Spacious Bedrooms | Upper Level Laundry | Separate Entry to Basement | Basement Laundry | Great Open Floor Plan | Gorgeous Backyard | Covered Deck | Fully Fenced | Rear Double Detached Garage | Alley Access.** Welcome to this beautifully upgraded 5-bedroom, 3.5-bathroom detached home in the highly sought-after community of Redstone. Perfectly positioned on a conventional lot, this elegant home offers 1,478 sq ft of refined above-grade living space, plus a separately accessible, fully developed 2-bedroom basement suite (illegal)&mdash;ideal for extended family or future rental potential. Step inside to discover a bright and spacious open-concept layout with soaring 9-ft ceilings and oversized windows that flood the home with natural light. The heart of the main level is the gourmet kitchen, featuring gleaming granite countertops, a large kitchen breakfast bar with barstool seating, stainless steel appliances, a gas stove a corner pantry, and stylish cabinetry&mdash;perfectly designed for both entertaining and everyday living. A cozy electric fireplace adds warmth and sophistication to the living room, while the adjacent dining area flows seamlessly to the outdoors. Step outside to your covered rear deck with a BBQ Gas line and put your grilling to the test! The main level is complete with a 2pc bath. Upstairs, the spacious primary bedroom offers a private retreat complete with a 4-piece ensuite and walk-in closet. Two additional well-proportioned bedrooms, a modern 4-piece main bath and hall laundry complete the upper level.

The illegal basement suite is accessed via a separate side entrance and features a thoughtfully laid-out 2-bedroom floor plan, its own laundry, open living/dining space, and high-quality finishes—providing versatile space for multi-generational living or future income. Additional highlights include a high-efficiency furnace, a large hot water tank, a spacious rear covered deck, and a double detached garage. Located just minutes from the Calgary International Airport, major shopping centres, grocery stores, and top-rated schools, this home offers unbeatable convenience in a thriving community. A perfect blend of luxury, functionality, and location—don't miss your opportunity to make this exceptional home yours.