

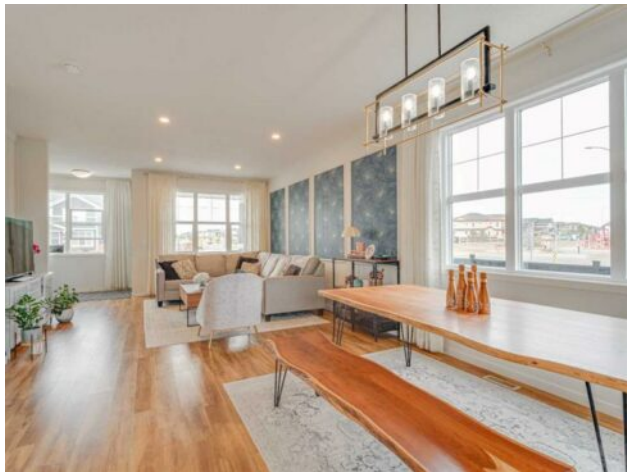


**GRASSROOTS**  
REALTY GROUP

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**484 Redstone Boulevard NE**  
**Calgary, Alberta**

**MLS # A2262324**



**\$739,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,754 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Low Maintenance Landscape, Street Lighting		

**Heating:** Central, Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Suite

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Wired for Data

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-2M

**Utilities:** -

**Inclusions:** NA

TRADITIONAL Corner Lot || SPICE Kitchen || Upgraded APPLIANCES || Luxury METAL Fence || Custom CURTAINS || BIG WINDOWS with Park View from Dining & Bonus room || LARGE GARAGE (25'3"x21'3") with Attached CONCRETE PAD for 3rd Car || LEGAL 1 Bedroom Basement with 9' CEILING || 1min Walk to BUS STOP ||

Discover modern family living in this impeccably maintained 1,754 sq. ft. detached laned home, perfectly situated on a traditional corner lot. From the moment you arrive, the park view and unbeatable walkable location set the stage for a lifestyle of ultimate convenience and comfort. As you step inside, you're greeted by a bright and spacious open-concept main floor, flooded with natural light from large windows that frame the serene park vista. The heart of the home is a chef's dream, featuring a stunning kitchen with sleek quartz countertops, a premium Bosch dishwasher, a dual-zone Samsung fridge, and a sophisticated induction cooktop. The incredible addition of a separate SPICE KITCHEN, also equipped with an induction cooktop, ensures that your culinary adventures are both versatile and mess-free. Upstairs, the spacious bonus room provides the perfect retreat for family movie nights or a play area. The luxurious master bedroom boasts a private 5-piece en-suite bathroom, creating a peaceful haven. Two additional well-sized bedrooms and a second full bathroom complete this level, offering ample space for the whole family. The fully developed legal 1-bedroom basement suite is a significant asset, perfect for generating rental income or accommodating extended family. Outside, the huge, sunny backyard is an entertainer's paradise, while the large garage with a concrete pad provides ample space for vehicles and toys.

Location & Features You'll Love: • The Ultimate Walkable Lifestyle: Step outside to every convenience you need! Enjoy easy walking access to a medical clinic, pharmacy, grocery store, Dollarama, Shoppers Drug Mart, restaurants, and so much more. • Parkfront & Transit: Directly across from a park and just a 1-minute walk to the bus stop. • Modern Elegance: Quartz countertops throughout the entire home. • Chef's Kitchen: Upgraded appliances including dual induction cooktops (main + spice kitchen). • Income Potential: Legal 1-bedroom basement suite (excellent mortgage helper). • Spacious Living: 3 bedrooms up, 2.5 baths, plus a bonus room. • Outdoor Space: Huge backyard on a desirable corner lot. • Practical Perks: Detached garage with concrete pad for extra parking.