

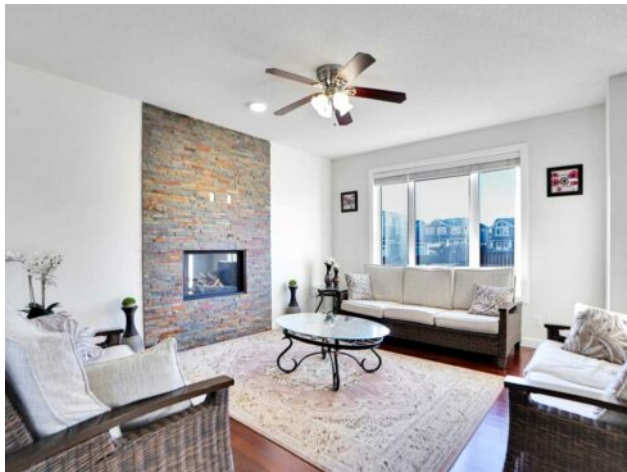


**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2263646**



**\$834,800**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,498 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, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<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>	Full, Separate/Exterior Entry, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** None

Stunning Corner-Lot Home with Legal Basement Suite &mdash;Total 3,475 sqft, 5 Beds + 3.5 Baths, Front Attached Garage.Welcome home to this beautifully maintained two-storey residence on a corner lot with excellent proximity to transit, parks, shopping, highways, and the airport. Ideal for families or investors seeking a mortgage helper&mdash; This home includes a legal one-bedroom basement suite with a separate side entrance. Main Level Highlights A welcoming foyer leads into the light-filled living room, a Family Room warmed by a gas fireplace surrounded by a ledger stone rising to the ceiling Gourmet kitchen finished with granite countertops, a matching granite backsplash, and high-end stainless steel appliances Adjacent dining area features 3 split patio doors opening to a spacious oversized deck&mdash;perfect for summer entertaining Finished with central air conditioning and a central vacuum to enhance comfort and convenience Upper Level Elegant spindle railings throughout, and A versatile bonus room with a vaulted ceiling provides extra space for a play area, media room, or home office Luxurious master retreat includes a five-piece ensuite Three additional well-sized bedrooms share a large five-piece main bath Legal Basement Suite One bedroom, full four-piece bathroom, complete kitchen, and expansive recreation room Side entrance ensures privacy and functionality&mdash;ideal as a mortgage helper Additional Features & Benefits Freshly painted interiors Front attached garage Corner-lot exposure increases curb appeal and daylight Strong location: near transit routes, local playgrounds, retail amenities, major highways, and airport access Don&rsquo;t miss this rare opportunity&mdash;this home won&rsquo;t last long! Contact us today to arrange your private showing.

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