



GRASSROOTS
REALTY GROUP

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

**348, 301 Redstone Boulevard NE
Calgary, Alberta**

MLS # A2268261



\$439,900

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,545 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	Corner Lot, Front Yard		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 253
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Storage		

Inclusions: N/A

Welcome to this stunning corner-unit townhouse in the vibrant community of Redstone! This modern 3-storey home offers over 1,545 sq. ft. of living space, featuring 3 spacious bedrooms, 2.5 bathrooms, and a tandem double attached garage with an additional driveway parking spot — perfect for families or professionals seeking space and convenience. Built in 2023, this home still feels brand new and comes with low condo fees (\$253.12/month) that cover exterior maintenance, snow removal, landscaping, and garbage services. Step inside to discover a bright, open-concept floor plan with luxury vinyl plank flooring, large windows, and a U-shaped kitchen designed with modern cabinetry, stone countertops, stainless steel appliances with a fridge water line, pendant lighting, and plenty of counter space. The main living area flows seamlessly into the dining and living rooms, leading out to a spacious balcony with a BBQ gas line — ideal for relaxing or entertaining outdoors. Upstairs, you'll find three well-sized bedrooms, a convenient upper-floor laundry, and a primary suite with a standing shower and elegant finishes throughout. Every detail has been thoughtfully chosen — from stylish blinds to modern tile work and quality materials throughout. Located in the heart of Redstone NE Calgary, this townhouse offers easy access to Country Hills Blvd, M&eacutis Trail, and Stoney Trail, as well as parks, playgrounds, shopping, transit, and a future school site currently in planning. This move-in-ready home combines comfort, style, and practicality — a fantastic opportunity in a fast-growing community. Don't miss your chance to own this corner gem in Redstone!