



**131 Redstone Boulevard NE**  
**Calgary, Alberta**

**MLS # A2271734**



**\$599,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,737 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautiful corner lot home in Redstone, offering a spacious and functional layout perfect for families or investors. This well-maintained property features 4 bedrooms and 3.5 bathrooms, including an illegal basement suite with a separate side entrance. The main floor boasts an open concept design with a large living room, dining area, and a stylish kitchen equipped with quartz countertops and ample cabinet space. A main floor office provides the perfect workspace for remote work or study, and a convenient 2-piece bathroom completes this level. Upstairs you’ll find a generous primary bedroom with a walk-in closet and 3-piece ensuite, along with two additional bedrooms, a 4-piece bathroom, upper-level laundry, and a spacious loft area ideal for a second family room, office, or play space. The fully developed basement features one bedroom, a bathroom, kitchen, private laundry, and a walk-in closet—making it ideal for rental income, multi-generational living, or extended family accommodations. Located in the desirable community of Redstone, close to schools, parks, shopping, transit, and major roadways, this home is the complete package. Don’t miss out on this fantastic opportunity!