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## 28 Redstone Boulevard NE Calgary, Alberta

MLS # A2271999



\$482,999

| Division: | Redstone               |        |                  |  |  |  |
|-----------|------------------------|--------|------------------|--|--|--|
| Type:     | Residential/Four Plex  |        |                  |  |  |  |
| Style:    | 3 (or more) Storey     |        |                  |  |  |  |
| Size:     | 1,578 sq.ft.           | Age:   | 2024 (1 yrs old) |  |  |  |
| Beds:     | 3                      | Baths: | 2 full / 1 half  |  |  |  |
| Garage:   | Double Garage Attached |        |                  |  |  |  |
| Lot Size: | -                      |        |                  |  |  |  |
| Lot Feat: | Corner Lot, View       | ws     |                  |  |  |  |

| Floors: Carpet, Vinyl Plank  Roof: Asphalt Shingle  Basement: None  LLD: -  Exterior: Vinyl Siding, Wood Frame  Ltilities:   | Heating:    | Forced Air, Natural Gas  | Water:     | -      |
|--|-------------|--------------------------|------------|--------|
| Basement: None LLD: - Exterior: Vinyl Siding, Wood Frame Zoning: M-1   | Floors:     | Carpet, Vinyl Plank      | Sewer:     | -      |
| Exterior: Vinyl Siding, Wood Frame Zoning: M-1   | Roof:       | Asphalt Shingle          | Condo Fee: | \$ 359 |
| The first state of the state of | Basement:   | None                     | LLD:       | -      |
| Foundations Board October 1994   | Exterior:   | Vinyl Siding, Wood Frame | Zoning:    | M-1    |
| Poured Concrete, Slab Othities: -  | Foundation: | Poured Concrete, Slab    | Utilities: | -      |

Features: Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters

Inclusions:

N/A

Welcome to this rare 2024-built corner-unit townhome in the family-friendly community of Redstone, offering 1,577.66 sq ft above grade. This home is part of a 4-plex block, a valuable feature in this development where many other buildings are 5-plex layouts—resulting in fewer shared walls and a more private, quieter living experience. Positioned toward the rear of the project, the home enjoys reduced traffic and a peaceful residential setting. The main level includes a spacious foyer, a versatile office/den, a utility room, and direct access to the double attached garage. The second floor features a bright, open layout with a generous living room, dedicated dining area, and a functional kitchen with pantry and great counter space, along with a convenient 2-piece bathroom. The upper level offers three well-sized bedrooms, including a primary suite with a walk-in closet and 3-piece ensuite, as well as two additional bedrooms, a full 4-piece main bathroom, and upper-floor laundry for everyday convenience. Large corner windows provide excellent natural light throughout the home. Located close to parks, pathways, transit, shopping, and with quick access to Stoney Trail, this property combines space, comfort, and exceptional value in a highly desirable Redstone location.