



GRASSROOTS
REALTY GROUP

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**45 Redstone Drive NE
Calgary, Alberta**

MLS # A2274488



\$749,900

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,893 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lake, No Neighbours Behind, Oth		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Other, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Other, Unknown, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Location Location Location..... ACTUAL WALKOUT HOME BACKING ONTO POND W/ MANY UPGRADES! DOWNTOWN & MOUNTAIN VIEWS! Experience the ultimate walkout home backing onto a serene pond, showcasing numerous exquisite upgrades! Revel in stunning downtown and mountain vistas from your living space. The residence boasts upgraded wide plank laminate flooring throughout, with a spacious living room featuring expansive windows that overlook the tranquil pond. The gourmet kitchen is a chef's dream, equipped with luxurious quartz countertops with a striking waterfall edge on the island, a chimney hood fan, gas stove, built-in microwave, garburator, energy-efficient LED panel lighting, and a sleek upgraded faucet. The inviting fireplace adds warmth and ambiance. Step outside onto two private decks—one at the sunny south-facing back with a gas BBQ line, perfect for entertaining, and a side deck for more intimate gatherings—both offering breathtaking views. Upstairs, enjoy a generous bonus room and a spacious master suite with a luxurious 5-piece ensuite and a full main bath, both featuring upgraded sinks, faucets, quartz counters, and elegant 12"x24" tiles. Two additional sizable bedrooms, an upstairs laundry with a gas dryer (reducing energy costs), and a versatile bonus room with an existing home theatre system enhance the appeal. The walkout basement featuring 9-foot ceilings, insulated subfloors, and elegant double French doors, providing endless possibilities. Outside, indulge in the tasteful brick patio, cozy firepit, and professionally landscaped yard. Modern Hunter Douglas blinds add a touch of sophistication. Conveniently located near public transit, a future school, numerous amenities, and major roads, this home offers spectacular views of downtown and the mountains.

from both the kitchen and bedroom windows—watching airplanes land and take off will ignite your enthusiasm. This exceptional property truly combines luxury, comfort, and breathtaking scenery—don’t miss your chance to make it yours!