



**GRASSROOTS**  
REALTY GROUP

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**428 Redstone View NE**  
**Calgary, Alberta**

**MLS # A2275740**



**\$380,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Redstone   |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | 3 (or more) Storey   |               |                   |
| <b>Size:</b>     | 1,268 sq.ft.   | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Driveway, Garage Faces Rear, Heated Garage, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | See Remarks  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | \$ 291 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                      | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Slab  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, See Remarks |                   |        |

**Inclusions:** All other furniture is negotiable.

Set in the growing community of Redstone, this well-cared-for townhouse offers 2 bedrooms and 2.5 bathrooms with a practical, well-balanced layout ideal for modern living. The ground level welcomes you with a spacious front entry, a versatile office or recreation area, a convenient 2-piece bathroom, and a utility room. The attached heated garage is thoughtfully upgraded with a 240V 5000W heater, generous overhead storage, and dedicated winter wheel storage, making it as functional as it is convenient. The main living level features laminate flooring throughout and a contemporary kitchen with dark cabinetry, countertops, stainless steel appliances, and a large island that anchors the space. The kitchen flows naturally into the dining area with patio doors leading to a private deck—perfect for everyday meals or casual entertaining. The adjoining living room offers an open, comfortable space to unwind. Upstairs, the primary bedroom includes double closets and a private 4-piece ensuite. The vaulted secondary bedroom adds character and a sense of openness, while a second 4-piece bathroom is conveniently located in the hallway. A dedicated laundry and storage area completes the upper level. With close proximity to schools, transit, major roadways, Calgary International Airport, and quick access to downtown, this Redstone home combines thoughtful upgrades, smart design, and everyday convenience in a well-connected community.