



**404 Redstone View NE
Calgary, Alberta**

MLS # A2285576

\$389,900



Division:	Redstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,379 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Guest, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 291
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Slab	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: FREEZER & MINI FRIDGE IN GARAGE, SHELVES IN GARAGE, BUILT IN TV WALL UNIT IN LIVING ROOM, FLOATING SHELVES IN PRIMARY BEDROOM & 2ND BEDROOM, CENTRAL VAC & ATTACHMENTS, GARAGE DOOR OPENER, WINDOW CURTAINS & RODS, WASHER/ DRYER, STOVE/ OVEN, MICROWAVE/ HOODFAN, DISHWASHER.

Offering 1,380 sq. ft., this bright END-UNIT townhouse in Redstone features 2 bedrooms, 2.5 bathrooms, a main-level office/den, and an extra-large single attached garage. Enjoy bright sunshine throughout, plus unobstructed mountain views from the second-floor balcony off the dining room and through the large windows in the primary bedroom. Added privacy bonus: no neighbours directly facing your front door. The ground level welcomes you with a spacious front entry and a versatile office/den or recreation space, along with a convenient 2-piece bathroom, an oversized attached heated garage with ample storage, built in desk & shelves, and enough room for a workbench. Upstairs, laminate flooring flows through the open-concept main level. The kitchen offers dark cabinetry, stainless steel appliances, and an extra-large island (ideal for casual seating and hosting), opening to a family-sized dining area with patio doors to the generous balcony with gas line for BBQ—perfect for morning coffee with the views. The living room is anchored by a custom built feature wall/wall unit, creating a stylish and functional gathering space. Show home vibes. The upper level includes a primary bedroom with mountain views, a 4-piece ensuite, and double closets, plus a second spacious bedroom, walk in closet and another 4-piece bathroom. A dedicated laundry and storage room completes the layout. Close to parks, pathways, schools, transit, and major routes for commuting, this Redstone home delivers space, light, privacy, and views.