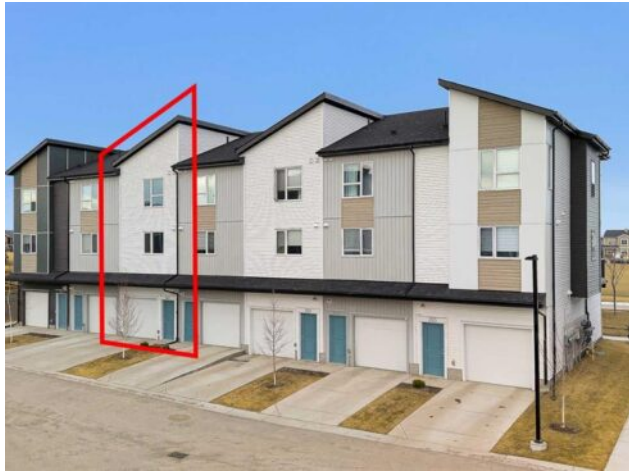




**363, 301 Redstone Boulevard NE  
Calgary, Alberta**

**MLS # A2286232**



**\$425,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,479 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 211
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Open Floorplan, Storage		

**Inclusions:** All furniture negotiable

Welcome to this park-facing, modern, barely lived-in townhome in Redstone! Thoughtfully designed with an open-concept main floor, this home is perfect for everyday living and entertaining. Enjoy quartz countertops, stainless steel appliances, luxury vinyl plank flooring, and a bright patio door that opens to your spacious private balcony complete with a gas line &mdash; ideal for summer BBQs. Upstairs, you'll find two generous primary bedrooms, each featuring its own ensuite and walk-in closet &mdash; a perfect setup for families, guests, or roommates. The upper level also offers the convenience of a laundry room and nicel-sized linen closet. The spacious single attached garage includes a separate storage area and provides direct access to the versatile den &mdash; ideal for a home office, gym, or flex space. Located just minutes from CrossIron Mills, Calgary International Airport, shopping centres, schools, public transit, and major roadways including Metis Trail, Country Hills Blvd, Stoney Trail, and Deerfoot Trail &mdash; this home offers exceptional connectivity and convenience. Book your private showing today and be sure to view the virtual tour!