



**GRASSROOTS**  
REALTY GROUP

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## 8 Redstone Passage NE Calgary, Alberta

**MLS # A2286588**



# \$724,900

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,475 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, City Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** blinds and window coverings

Beautiful, Bright Family Home &mdash; Inside and Out! Perfectly located facing a scenic walking path and just steps to a kids&rsquo; playground and park, this home offers the ideal setting for growing families. You&rsquo;re welcomed by a charming front porch before stepping into a bright and inviting foyer. The spacious living room features large windows that flood the space with natural light and a cozy fireplace for relaxing evenings. The open-concept layout flows seamlessly into a stunning white kitchen complete with quartz countertops, stainless steel appliances, a large island, and plenty of prep space. The main floor also offers a full bathroom and a bedroom &mdash; perfect for guests, extended family, or a home office &mdash; along with a practical mudroom that opens to a generous closet for added storage. Upstairs, you&rsquo;ll find a large bonus room ideal for kids to play, study, or enjoy movie nights. The spacious primary bedroom features a walk-in closet and a luxurious 5-piece ensuite with double quartz vanities, a relaxing soaker tub, and a walk-in shower. Two additional well-sized bedrooms, a thoughtfully positioned main bathroom, and a convenient upstairs laundry room complete the upper level. Step outside to a deck just off the kitchen &mdash; perfect for summer BBQs and entertaining &mdash; complete with a natural gas line for your BBQ. Major updates and premium features include: Roof replaced just one year ago Two furnaces, each paired with its own separate air conditioning unit for true dual-zone climate control Water softener system Roughed-in for central vacuum 50 Amp circuit in the garage ready for a Level 2 EV charger Enjoy the convenience of being within walking distance to local shopping, cafes, restaurants, and nearby transit. A bright, functional, energy-conscious, and thoughtfully upgraded family home in a fantastic location

&mdash; this one truly checks all the boxes!