



**8 Redstone Passage NE
Calgary, Alberta**

MLS # A2286588



\$724,900

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

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — Inside and Out! Perfectly located facing a scenic walking path and just steps to a kids' playground and park, this home offers the ideal setting for growing families. You'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 — perfect for guests, extended family, or a home office — along with a practical mudroom that opens to a generous closet for added storage. Upstairs, you'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 — perfect for summer BBQs and entertaining — 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.

— this one truly checks all the boxes!