



**136, 301 Redstone Boulevard NE  
Calgary, Alberta**

**MLS # A2287555**



**\$369,990**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Other, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 211
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

**DOUBLE MASTER BEDROOM | LOW CONDO FEES | NE FACING** Welcome to #136 - 301 Redstone Boulevard NE, an immaculately kept 2 bed 2.5 Bath newer townhouse, NE facing with an attached double car garage. Step inside and be greeted by a bright, open-concept layout that is both inviting and incredibly functional perfect for hosting lively gatherings or simply unwinding after a busy day. The main floor is designed for living and entertaining, featuring a generous living area flooded with natural light from large windows, a comfortable dining space, and a stunning kitchen that will inspire your inner chef. With ample cabinetry and sleek, upgraded appliances, this kitchen is as beautiful as it is practical. Journey upstairs to your private retreat, where you'll find two spacious bedrooms, each offering the luxury of its own ensuite bathroom a rare and desirable feature AND custom built in closets. This level also includes a dedicated laundry room and plenty of storage, ensuring that everything has its place. The added bonus of a tandem double garage provides exceptional space for your vehicles and all your recreational toys. This home truly has it all: a fantastic flow, premium finishes, and a maintenance-free lifestyle. Don't wait to make it yours this exceptional property is priced to sell. Book your private showing today and step into the home you've been waiting for.