



**258 Redstone Drive NE
Calgary, Alberta**

MLS # A2291913



\$470,000

Division:	Redstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,499 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove, Garage Door Opener, Garage Door Controls (x2), Osmosis Water Filter, Doorbell Camera, BBQ, Swing on Back Porch, Trampoline, Foam flooring in Basement, Back Door Wall Unit, Bedroom Wall Unit, Rain Water Barrel

Welcome to this beautifully maintained duplex in the vibrant community of Redstone, the perfect place to call home. From the moment you step inside, you are greeted by a welcoming entryway that opens into a bright and airy open-concept main floor, where the living room, dining area, and kitchen come together seamlessly. Hardwood floors and large windows fill the space with natural light, creating a warm and inviting atmosphere ideal for both everyday living and entertaining. The heart of the home is the stylish kitchen, featuring a breakfast bar island, granite countertops, stainless steel appliances, and plenty of cabinetry for all your storage needs. Just off the kitchen is a convenient 2-piece bathroom, additional storage space, and access to the backyard. Step outside to your private back deck, the perfect spot to enjoy afternoon sunshine, summer barbecues, or a quiet morning coffee. The backyard also leads to a double detached garage, offering both convenience and extra storage. The home also features central air conditioning, keeping you cool and comfortable during warm Calgary summers. Upstairs, you'll find a spacious primary retreat complete with a walk-in closet and a luxurious 4-piece ensuite featuring double vanities. Two additional well-sized bedrooms and another 4-piece bathroom provide plenty of space for family, guests, or a home office. The undeveloped basement is a blank canvas, ready for your personal vision, whether that's a rec room, gym, or additional living space. The laundry area is also conveniently located in the basement. This home also offers peace of mind with several recent updates, including a new roof, new siding, some new windows, a new back door, and new downspouts and eavestroughs. Located just steps from a large park and open green space, this home is perfect for families, dog owners, or anyone who

loves the outdoors. With nearby parks, pathways, shopping, and quick access to major routes, Redstone offers the perfect blend of community, convenience, and lifestyle.