



GRASSROOTS
REALTY GROUP

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194 Redstone Park NE
Calgary, Alberta

MLS # A2292076



\$714,999

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,427 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

CORNER LOT | 2,427 SQFT | MAIN FLOOR OFFICE | BONUS ROOM | FULLY FENCED & LANDSCAPED | DECK | GAS FIREPLACE | CLOSE TO MAJOR ROUTES Welcome to this BEAUTIFULLY MAINTAINED 2,427 SQFT HOME SITUATED ON A DESIRABLE CORNER LOT in the vibrant community of Redstone. With EXTRA WINDOWS FOR ABUNDANT NATURAL LIGHT, A FULLY LANDSCAPED AND FENCED BACKYARD, AND A THOUGHTFULLY DESIGNED LAYOUT, this home offers the perfect blend of COMFORT, FUNCTIONALITY, AND STYLE. The moment you step inside, you are greeted by a SPACIOUS FOYER that opens into a bright and welcoming main floor. This level features a GENEROUS LIVING ROOM WITH A COZY GAS FIREPLACE, creating the perfect atmosphere for relaxing evenings. The main floor also includes a DEDICATED DINING SPACE, a VERSATILE OFFICE/DEN IDEAL FOR WORKING FROM HOME, and a CONVENIENTLY LOCATED 2-PIECE BATHROOM. The UPGRADED KITCHEN is designed to impress, featuring QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, A GAS RANGE, STYLISH BACKSPLASH, CEILING-HEIGHT CABINETRY, A LARGE KITCHEN ISLAND, AND A SPACIOUS PANTRY—perfect for both everyday living and entertaining. Thanks to the CORNER LOT PLACEMENT, the home enjoys EXTRA WINDOWS THROUGHOUT, filling the space with AMPLE NATURAL SUNLIGHT ALL DAY LONG. Heading upstairs, BEAUTIFUL SPINDLE RAILINGS lead you to a thoughtfully designed upper level. The SPACIOUS PRIMARY BEDROOM offers a true retreat, complete with a LUXURIOUS 5-PIECE ENSUITE FEATURING DUAL SINKS, A STANDING SHOWER, AND A RELAXING SOAKER TUB, along with a WALK-IN CLOSET. This floor also includes a

HUGE BONUS ROOM WITH VAULTED CEILINGS, perfect for family movie nights or a kids's play area. Two additional WELL-SIZED BEDROOMS SHARE ANOTHER FULL BATHROOM, and the STRATEGICALLY PLACED UPPER-FLOOR LAUNDRY ROOM adds extra convenience. The home also comes equipped with CEILING FANS for added comfort. Step outside to enjoy the FULLY FENCED AND LANDSCAPED BACKYARD, complete with a HUGE DECK—PERFECT FOR SUMMER BBQS, GATHERINGS, OR SIMPLY RELAXING OUTDOORS. The property also offers BACK ALLEY ACCESS, adding flexibility and convenience. Ideally located with excellent connectivity, this home is just MINUTES FROM PARKS, SHOPPING PLAZAS, AND MAJOR ROADWAYS—including **3 MINUTES TO Stoney Trail, 5 MINUTES TO Deerfoot Trail, 10 MINUTES TO Calgary International Airport, AND ONLY 20 MINUTES TO DOWNTOWN Calgary. DON'T MISS THIS INCREDIBLE OPPORTUNITY TO OWN A SPACIOUS FAMILY HOME IN A PRIME LOCATION. BOOK YOUR PRIVATE SHOWING TODAY — HAPPY SHOWINGS! ???