



**330 Redstone Boulevard NE
Calgary, Alberta**

MLS # A2304501



\$440,000

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,504 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Stone Counters		

Inclusions: Built in media center with cabinets on main floor.

Are you looking to get into the market but shudder at being part of a condo corporation? What about into a newer townhome with air conditioning, a fenced yard and detached garage? Set across from a current green space that will eventually be a K-6 school, this is a wonderful home for a young family or if you plan on that in your future. Built by Streetside Developments and walkable to grab dinner at Cal City Pizza or Punjabi Chulha, this location is transit friendly and has easy access to both Stoney Trail and Metis Trail. Stepping inside the home to a tiled foyer with closet, this feels more like an inner-city infill instead of a townhome, thanks to 9' ceilings, the large footprint and the kitchen being set back overlooking the yard. The front dining room is where you'll share many laughs and memories, and the bright windows face west — allowing your plants to flourish. The center living room can fit an impressive sized sectional and is set across from a built-in media center, complete with storage cabinets and drawers, plus a statement panelled wall. The bright kitchen offers white quartz counters, grey chevron backsplash and a new upgraded smart appliance package with display fridge! The sink overlooks the back yard and is set across from the pantry and rear mudroom. This level completes with a powder room and access to the fenced yard and detached garage. Upstairs, plenty of room including an owner's suite with walk in closet and a 4-piece ensuite! You will also find a large center bonus room, laundry and a second bedroom with a 4 piece bathroom set right next to it — so it feels like a dual primary. The lower level has high ceilings and awaits your development ideas. This home also provides new window coverings, replaced roof and siding — all while being at an affordable price. Contact your trusted agent to book a showing

before She Gon’!