



**96 Redstone Villas NE**  
**Calgary, Alberta**

**MLS # A2151165**



**\$919,900**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,509 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Post & Beam, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, Pantry, Separate Entrance, Wet Bar

**Inclusions:** none

Welcome to a beautiful and bright house located in one of the most desirable communities in NE, Redstone. This house offers 6 Bedrooms | 5 Full Bathrooms in total and an office (which can be used as a bedroom) on the main floor. A standout feature of this house is a separate entrance brand new 2 ILLEGAL suites in the basement, that can significantly ease mortgage costs. This house is loaded with upgrades and ton of features. a layout suitable for a large family or those who need ample space for various uses. Hardie exterior makes this house stand out in the neighbourhood and it has heated double car garage. As you step inside, you are greeted by a spacious and bright foyer which leads you to main floor with 9ft ceiling and brand new vinyl flooring, an office and custom build full 3PC full bathroom. Upgraded kitchen which offers stainless steel appliances and brand-new gas range with huge granite centre island. A spacious living room and a dining area flooded with natural light offered by big size triple pane windows and living area also has a gas fireplace and sound system installed. Stepping outside onto the deck which has a privacy glass for your BBQ parties along with aspen trees in the backyard and a nice tool shed. The upper level has newly upgraded Artian carpet with 9lb Premium Underlay Memory Foam/Spill Guard. With massive bonus area installed with sound system, upper level has 4 bedrooms, 2 Full bath and descent size laundry. Primary retreat with 5pc ensuite, large size triple pane windows with Hunter Douglas Blinds offers mountain view and huge size walk-in closet. This house is equipped with central air conditioning along with two separate furnaces, 3 zone-controlled sound system, Water-Filtration, Water Softener, Surveillance cameras (NVR not included). All major amenities are close by, walking distance to bus stop and park, easy access

to Metis trail, Stony trail and Deerfoot, 10 minutes drive to CrossIron Mills and Airport. DON&rsquo;T MISS IT OUT.