



**100 Redstone Parade NE  
Calgary, Alberta**

**MLS # A2171019**



**\$849,900**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,499 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cleared, Corner Lot, Gazebo, Lar		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Stone Counters

**Inclusions:** None

This is the one you've been waiting for! 1st time on market Jayman built executive 2 storey sitting on a corner lot and backing onto a green space in Redstone! This beautifully kept 5 bedroom 3.5 bathroom family home is loaded with upgrades and boasts almost 3,400 sqft of total living space & 25 windows w/ Hunter Douglas coverings! Recent updates include new shingles, eavestroughs & garage door paint over the past year. The open concept main level is finished w/ 9' ceiling and ceramic tile & designer laminate flooring w/ cork underlay throughout. The many windows allow for plenty of natural light year round. Comfortable living area w/ tile surround gas fireplace & included TV & mount. Stunning kitchen w/ quartz counters, stainless steel appliances w/ built-in range, oven & microwave, an abundance of cabinetry, mosaic tile backsplash, center island, breakfast bar w/ pendant lighting, walk through pantry w/ dual pocket doors & more. Off the dining area, enjoy the nicely landscaped backyard backing on on a green space that comes equipped with a large deck, patio w/ gazebo & fire feature, LED lighting around the garden beds (front & back), water features and plenty of room for your family to enjoy. All exterior furniture & plants included! Main level also equipped w/ 2 pce bath & mud room. Upper level boasts a spacious master bedroom w/ double walk-in closets, updated light fixture w/ built in ceiling fan and a 5 pc ensuite w/ double sinks, stand up shower, soaker tub w/ window, tile flooring & more. Also upstairs, 3 additional good sized bedrooms, 4 pc bath, a big bonus room and upper level laundry w/ countertop, storage cabinets, South window & feature wall. Basement is fully finished (with permit) w/ laminate flooring throughout and adds a 5th bedroom, family room, home office area and a 3 piece bath w/ marble vanity, tile backsplash wall, tile floor, tile shower w/

tempered glass & storage cabinet. Also included are the keyless entry (front & back), Nest smart thermostat & central alarm system w/ dual displays, doorbell cam, carbon monoxide detection & basement water sensor. Central vacuum system covers all 3 levels. Double attached garage is insulated & drywalled. Don't miss this exquisite home close to all amenities, including schools, public transit, shopping, parks & more. Check out the 3D Tour!