



**GRASSROOTS**  
REALTY GROUP

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**203, 140 REDSTONE Walk NE**  
**Calgary, Alberta**

**MLS # A2198176**



**\$425,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,099 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 368
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** NONE

Discover this immaculately maintained Townhouse in the highly sought-after community of Redstone! Enjoy unparalleled amenities including a playground, BBQ area, pergola, controlled fire pit, and expansive green spaces, all designed for family enjoyment and outdoor relaxation. This fully upgraded townhome offers the perfect blend of style, comfort, and functionality, making it an ideal starter home in a family-friendly neighborhood. Step inside to an open-concept floor plan with two spacious master bedrooms, upper floor laundry, and a heated garage with a separate entrance. The chef-inspired kitchen boasts stainless steel appliances and contemporary finishes. Step outside onto your private balcony, complete with a gas line for effortless BBQs, and enjoy stunning views of the lush green space, perfect for outdoor living. Upstairs, each of the two master suites offers private ensuite bathrooms and in-suite laundry, providing convenience and luxury at every turn. Prime Location: This home is strategically located with easy access to Stoney Trail, Metis Trail, and Deerfoot Trail, placing you just minutes away from key destinations like Calgary International Airport, Costco, CrossIron Mills Mall, dining options, and local shops. Saddleridge YMCA, Don Hartman Arena, and Calgary Public Library are also just a short drive away, offering endless recreational and community opportunities. Live the dream in the vibrant Redstone community, where comfort, convenience, and luxury meet to provide an exceptional lifestyle. Schedule your showing today!