

## 210 Redstone Drive NE Calgary, Alberta

**MLS # A2217751**



**\$599,900**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,573 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Covered, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Stone Counters, Vinyl Windows		

**Inclusions:** Stove, microwave and refrigerator downstairs.

**PRICE DROP - \$20,000.00.** Welcome to this spacious and well maintained 4-bedroom, 3.5-bathroom home, ideally located near daycares, Prairie Sky School, Apostles of Jesus School, parks, green spaces and transit stops all within walking distance. With excellent access to major roadways, this property is strategically positioned to be close to all major amenities while being tucked away to avoid the busy, big city feel. The open concept main floor features a large living room, dining area, and kitchen that flows effortlessly from the front door to the back, creating a bright and modern feel with no obstructing walls. The main kitchen includes stainless steel appliances, stone countertops, and a gas range, perfect for daily living and entertaining. The master suite offers a 4-piece ensuite and walk-in closet, while each bedroom is complete with oversized closets and huge windows for natural light. The fully finished illegal basement suite is an excellent addition, featuring a full kitchen with stainless steel appliances, a bedroom, 3-piece bath, and a comfortable living space, ideal for extended family or the potential of making a legal suite subject to the City Of Calgary bylaws and city approval. Step outside to enjoy a fenced backyard that is perfect for summer gatherings and an oversized double detached garage off the alley that fits three vehicles, along with easy guest parking out front. Recent upgrades include a new roof and siding (2025). This home delivers a rare blend of space, style and an unbeatable location, a true must-see! The owners are willing to negotiate all furnishings in the property for a fully furnished opportunity!