

484 Redstone Boulevard NE Calgary, Alberta

MLS # A2262324



\$739,000

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| Division: | Redstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,754 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Double Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Corner Lot, Landscaped, Low Maintenance Landscape, Street Lighting | | |

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|--------------------|---|-------------------|------|
| Heating: | Central, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-2M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Wired for Data | | |

Inclusions: NA

TRADITIONAL Corner Lot || SPICE Kitchen || Upgraded APPLIANCES || Luxury METAL Fence || Custom CURTAINS || BIG WINDOWS with Park View from Dining & Bonus room || LARGE GARAGE (25'3"x21'3") with Attached CONCRETE PAD for 3rd Car || LEGAL 1 Bedroom Basement with 9' CEILING || 1min Walk to BUS STOP ||

Discover modern family living in this impeccably maintained 1,754 sq. ft. detached laned home, perfectly situated on a traditional corner lot. From the moment you arrive, the park view and unbeatable walkable location set the stage for a lifestyle of ultimate convenience and comfort. As you step inside, you're greeted by a bright and spacious open-concept main floor, flooded with natural light from large windows that frame the serene park vista. The heart of the home is a chef's dream, featuring a stunning kitchen with sleek quartz countertops, a premium Bosch dishwasher, a dual-zone Samsung fridge, and a sophisticated induction cooktop. The incredible addition of a separate SPICE KITCHEN, also equipped with an induction cooktop, ensures that your culinary adventures are both versatile and mess-free. Upstairs, the spacious bonus room provides the perfect retreat for family movie nights or a play area. The luxurious master bedroom boasts a private 5-piece en-suite bathroom, creating a peaceful haven. Two additional well-sized bedrooms and a second full bathroom complete this level, offering ample space for the whole family. The fully developed legal 1-bedroom basement suite is a significant asset, perfect for generating rental income or accommodating extended family. Outside, the huge, sunny backyard is an entertainer's paradise, while the large garage with a concrete pad provides ample space for vehicles and toys.

Location & Features You'll Love: • The Ultimate Walkable Lifestyle: Step outside to every convenience you need! Enjoy easy walking access to a medical clinic, pharmacy, grocery store, Dollarama, Shoppers Drug Mart, restaurants, and so much more. • Parkfront & Transit: Directly across from a park and just a 1-minute walk to the bus stop. • Modern Elegance: Quartz countertops throughout the entire home. • Chef's Kitchen: Upgraded appliances including dual induction cooktops (main + spice kitchen). • Income Potential: Legal 1-bedroom basement suite (excellent mortgage helper). • Spacious Living: 3 bedrooms up, 2.5 baths, plus a bonus room. • Outdoor Space: Huge backyard on a desirable corner lot. • Practical Perks: Detached garage with concrete pad for extra parking. Note: A \$5,000 realtor bonus will be paid if firm sold before Oct 31, 2025.