

## 254 Redstone Drive NE Calgary, Alberta

**MLS # A2265003**



# \$574,900

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Wired for Sound		

**Inclusions:** NONE

Beautifully Upgraded 3-Bedroom Home with Income-Generating Illegal Suite in Redstone! This stunning and extensively upgraded 3-bedroom home with a 1-bedroom illegal suite offers the perfect blend of modern comfort, smart design, and steady rental income &mdash; all in the sought-after community of Redstone. The main level welcomes you with a bright, open living room featuring hardwood floors, custom built-ins, and large windows that flood the space with natural light. The kitchen is loaded with upgrades &mdash; stainless steel appliances, granite countertops, undermount sink, touch faucets, and a stylish breakfast bar ideal for family time or entertaining. Upstairs, enjoy three spacious bedrooms, including a large primary suite with a walk-in closet and private 3-piece ensuite. The illegal basement suite has a separate side entrance, its own laundry, modern kitchen with granite counters, and a zoned furnace. It&rsquo;s currently rented to a single professional lady paying \$1,200/month, who would love to stay &mdash; giving you instant income from day one! Extra Upgrades & Features: New roof and new siding (2025) Reverse osmosis water system (up & down) 200 AMP electrical panel Built-in speakers (living room, kitchen & master bedroom) Front-yard irrigation system Fenced, private backyard with gravel parking pad This home checks every box &mdash; beautiful finishes, thoughtful upgrades, and built-in income potential.