

**254 Redstone Drive NE**  
**Calgary, Alberta**

**MLS # A2313946**



**\$499,900**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Wired for Sound

**Inclusions:** None

Welcome to this beautifully maintained and extensively upgraded 3-BEDROOM home with a 1-BEDROOM ILLEGAL BASEMENT SUITE in the highly sought-after community of REDSTONE &mdash; one of the most popular and fast-growing neighborhoods in NE Calgary. Whether you're a FIRST-TIME HOMEBUYER looking to LIVE UP & RENT DOWN, or an INVESTOR searching for strong rental potential, this property is the perfect fit. The main floor offers a bright open-concept layout with HARDWOOD FLOORING, CUSTOM BUILT-INS, large windows, and a modern kitchen featuring STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, UNDERMOUNT SINK, TOUCH FAUCETS, and a spacious breakfast bar. Upstairs features 3 generous bedrooms including a spacious primary bedroom with WALK-IN CLOSET and PRIVATE ENSUITE. The illegal basement suite comes with a SEPARATE SIDE ENTRANCE, SEPARATE KITCHEN, SEPARATE LAUNDRY, modern finishes, and is currently rented to a professional tenant for \$1,000/month who would love to stay &mdash; offering immediate income potential. Additional upgrades include a NEW ROOF & SIDING, 200 AMP PANEL, REVERSE OSMOSIS WATER SYSTEM, BUILT-IN SPEAKERS, FRONT-YARD IRRIGATION, private fenced backyard, and rear gravel parking pad. Ideally located close to SCHOOLS, PARKS, PLAYGROUNDS, SHOPPING, PUBLIC TRANSIT, STONEY TRAIL, METIS TRAIL, and Calgary International Airport, this MOVE-IN READY home offers incredible value, convenience, and long-term investment potential. Don't miss this opportunity. Book your viewing today!