

## 314 Redstone Boulevard NE Calgary, Alberta

MLS # A2324399



# \$445,000

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Redstone                   |               |                  |
| <b>Type:</b>     | Residential/Four Plex      |               |                  |
| <b>Style:</b>    | 2 Storey                   |               |                  |
| <b>Size:</b>     | 1,491 sq.ft.               | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached     |               |                  |
| <b>Lot Size:</b> | 0.04 Acre                  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot |               |                  |

|                    |                                                                          |                   |     |
|--------------------|--------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                   | <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>    | M-G |
| <b>Foundation:</b> | Poured Concrete                                                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, High Ceilings, Stone Counters, Storage |                   |     |

**Inclusions:** Rolling kitchen island

No condo fee townhouse! Welcome to 314 Redstone Boulevard NE, a beautifully appointed home with no condo fees! The main floor offers a bright and functional layout featuring 9' ceilings, a spacious living room, dining area, and a convenient 2-piece powder room. The stylish kitchen is a true highlight, boasting stainless steel appliances, quartz countertops, a breakfast bar, and a rolling kitchen island, perfect for entertaining or everyday family life. Rich laminate floors flow throughout, adding warmth and easy upkeep. Upstairs, you'll find a generous family room, a well-appointed bedroom served by a 4-piece main bath, a dedicated laundry room for added convenience, and a serene primary suite complete with a 4-piece ensuite and walk-in closet. The fully finished basement extends your living space with an additional bedroom featuring its own walk-in closet, a 4-piece bath, and a large recreation room ideal for a home theatre, gym, or play area. Step outside to enjoy the private backyard patio, with easy access to the detached garage. Perfectly situated directly across from greenspace and with quick access to Stoney Trail, this home truly has it all, space, style, and an unbeatable location.