

## 16 Redstone Circle NE Calgary, Alberta

## MLS # A2197322



# \$414,900

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,586 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 358
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows

**Inclusions:** 3 stools, pantry/cupboard in the nook off the dining area, shelving in garage, floor mats

Open House Sunday March 23rd 1 PM-3 PM. This 3-bedroom, 2.5-bathroom townhouse is a stunning end-unit offering extra privacy, additional windows, and nearly 1,600 sf of living space. With a single attached garage with plenty of storage space, an extended driveway for additional parking, and a lower-level flex room/den, this home provides both comfort and convenience. Step inside to an open-concept main floor with 9' ceilings, designed to maximize space and natural light. The modern kitchen features upgraded wood cabinets, stainless steel appliances, granite countertops, and low-maintenance tile flooring. The kitchen seamlessly connects to the dining and living areas, with two decks—one off the dining space with a view of the nearby green space, and another off the living room facing towards the courtyard. A half-bathroom is conveniently located on this floor for guests. Upstairs, the primary bedroom offers a private retreat with a 3-piece ensuite bathroom. Two additional well-sized bedrooms, a full bathroom, and an upper-floor laundry area provide convenience for the whole family. This home is move in ready with recent professional carpet cleaning and professionally cleaned. Located in a well-managed complex near visitor parking, green spaces, and walking paths. The condo complex recently underwent significant upgrades, including a brand-new roof and updated siding. Enjoy the quiet, family-friendly neighbourhood with easy access to schools, parks, transit, and nearby amenities including restaurants, a medical clinic, daycare, and more—all within 1.5 km. Plus, Redstone View Lake is just a short stroll away. Don't miss your chance to own this beautiful home in a prime location! Contact us to view it today!