

## 308 Redstone View Calgary, Alberta

**MLS # A2200177**



**\$437,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Native Plants, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 291
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

**WELCOME HOME!** Step into this stylish and energy-efficient townhome in the vibrant community of Redstone! With 1,395 sq. ft. of thoughtfully designed living space, this home offers modern finishes, an open-concept layout, and plenty of natural light. As you enter, you're greeted by an oversized foyer with access to your heated single attached garage and a convenient storage/utility room. Upstairs, the main living space features durable laminate flooring and a built-in sound system, creating the perfect setting for relaxing or entertaining. The kitchen boasts stainless steel appliances and ample cabinetry, while the dining area flows seamlessly onto a large deck—ideal for summer barbecues or morning coffee in the sun. The upper level is designed for comfort, featuring a spacious primary suite with a walk-in closet and a spa-like 4-piece ensuite. A second bedroom with soaring vaulted ceilings, an additional full bathroom, and the convenience of upper-level laundry complete this floor. Additional highlights include newer appliances (most only three years old) and upgraded lighting throughout. This beautifully maintained, low-maintenance home is ideally located close to parks, shopping, golf, schools, transit, and CrossIron Mills. Don't miss your chance to make this fantastic property yours—book your showing today!