



GRASSROOTS
REALTY GROUP

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28 Redstone Boulevard NE
Calgary, Alberta

MLS # A2280963



\$464,999

Division:	Redstone		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,578 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 359
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: N/A

Featuring a versatile main floor den, this rare 2024-built corner-unit townhome in the family-friendly community of Redstone offers 1,577.66 sq ft above grade and an ideal blend of space, functionality, and privacy. Situated within a desirable 4-plex building—a standout feature in a development where many units are part of 5-plex layouts—this home benefits from fewer shared walls, creating a quieter and more private living experience. Tucked toward the rear of the complex, it also enjoys reduced traffic and a more peaceful setting. The main level welcomes you with a spacious foyer, the flexible den perfect for a home office or study, a utility room, and direct access to the double attached garage. The second level showcases a bright, open-concept layout featuring a generous living room, dedicated dining space, and a well-appointed kitchen with pantry and ample counter space—ideal for both everyday living and entertaining. A convenient 2-piece bathroom completes this level. Upstairs, you’ll find three well-sized bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and upper floor laundry add to the home’s everyday practicality. Large corner windows throughout provide abundant natural light, enhancing the overall warmth and appeal of the space. Ideally located close to parks, pathways, transit, shopping, and with quick access to Stoney Trail, this home delivers exceptional value in one of Calgary’s growing northeast communities. Bonus: Seller is offering a credit equivalent to one year of condo fees to the Buyer upon closing.