



**45 Redstone Drive NE**  
**Calgary, Alberta**

**MLS # A2291264**



**\$699,900**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,892 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Lake, Many Trees, No Back Lane, Other, Paved, Treed, Views		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Other, Unknown, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage		

**Inclusions:** N / A

Location Location Location..... ACTUAL WALKOUT HOME BACKING ONTO POND W/ MANY UPGRADES! DOWNTOWN & MOUNTAIN VIEWS! Experience the ultimate walkout home backing onto a serene pond, showcasing numerous exquisite upgrades! Revel in stunning downtown and mountain vistas from your living space. The residence boasts upgraded wide plank laminate flooring throughout, with a spacious living room featuring expansive windows that overlook the tranquil pond. The gourmet kitchen is a chef's dream, equipped with luxurious quartz countertops with a striking waterfall edge on the island, a chimney hood fan, gas stove, built-in microwave, garburator, energy-efficient LED panel lighting, and a sleek upgraded faucet. The inviting fireplace adds warmth and ambiance. Step outside onto two private decks—one at the sunny south-facing back with a gas BBQ line, perfect for entertaining, and a side deck for more intimate gatherings—both offering breathtaking views. Upstairs, enjoy a generous bonus room and a spacious master suite with a luxurious 5-piece ensuite and a full main bath, both featuring upgraded sinks, faucets, quartz counters, and elegant "x24" tiles. Two additional sizable bedrooms, an upstairs laundry with a gas dryer (reducing energy costs), and a versatile bonus room with an existing home theatre system enhance the appeal. The walkout basement featuring 9-foot ceilings, insulated subfloors, and elegant double French doors, providing endless possibilities. Outside, indulge in the tasteful brick patio, cozy firepit, and professionally landscaped yard. Modern Hunter Douglas blinds add a touch of sophistication. Conveniently located near public transit, a future school, numerous amenities, and major roads, this home offers spectacular views of downtown and the mountains

from both the kitchen and bedroom windows&mdash;watching airplanes land and take off will ignite your enthusiasm. This exceptional property truly combines luxury, comfort, and breathtaking scenery&mdash;don&rsquo;t miss your chance to make it yours!