



**337, 301 Redstone Boulevard NE  
Calgary, Alberta**

**MLS # A2294894**



**\$450,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,538 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Few Trees, Greenbelt, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 256
<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>	Electricity Connected, Garbage Collection, High Speed

**Features:** Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wood Windows

**Inclusions:** Electric Garage Door Opener and Control

This 3 Bedroom end unit, that overlooks the green space is hands down, one of the very best locations in Redstone Park! As nice as brand new, this home was never really occupied by its owners except on a few brief visits to the city, and it was notably never a rental property. Its second floor and main living area, features high ceilings and elegant modern contemporary light fixtures, and luxury vinyl plank flooring ...The staircases, upstairs landing area, and bedrooms all feature a short-pile grey carpet that adds warmth to the design. The kitchen is a dream come true for those multi-taksers who loves to cook and entertain guests at the same time. It's a wonderful layout and offers loads of counter space, but one of its greatest features is a large walk-in pantry where you can store everything. From an aesthetic perspective, it is equally as appealing. The cabinets are two-toned, with the upper ones finished in a high-gloss white and the lower ones in a deep matte charcoal grey they look at once, simplistically elegant, and modern. Add to this, white quartz countertops, a high gloss white backsplash and a stainless steel appliance package and you have a WOW of an area. The Living and Dining room space is large and expansive with loads of natural light that just streams through all those extra windows. Just off the living rooms far wall, is a door that provides access to a generous deck that overlooks the green space. A quite place for your first coffee of the day, a relaxing read in the afternoon, or a chance to watch the children from a relaxing vantage point as they play in the green space below. The upper level features 3 bedrooms, a 3 piece ensuite and a 4-piece main bathroom. This level also features the laundry room, a matter of design that is as practical as it is convenient.. For parking you have a double tandem garage and a concrete driveway that has

room to park a third vehicle. This property is located close to walking paths, a green space, a playground, shopping and provides excellent access to some of Calgary's major traffic routes via its proximity to Stony Trail. If you are a first-time homebuyer ( or not ) ,a young family, a couple, or an otherwie, unattached individual, this is an excellent opportunity to move into a home that is like brand new, without GST, and with the benefit of a NEW HOME warranty.. Ready for you to just move in and enjoy before the beginning of the summer holidays, this is an excellent opportunity to own a home with all the features prevalent in newer single-family properties at a fraction of the price!