



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**342 Redstone Boulevard NE  
Calgary, Alberta**

**MLS # A2297616**

**\$449,950**



<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,509 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** none

Here’s a smart start, a well kept 2 storey home with NO condo fees, centrally located in the family friendly community of Redstone. Nicely positioned across from an expansive greenspace and is a quick 5 minute drive to major roads to take you into the city or out of town. The main level features easy care laminate flooring that flows seamlessly from room to room. Cozy, front living room has a lovely picture window that overlooks the street & park. The galley style kitchen is in the centre of the home and has been well laid out with large expanses of quartz counters, loads of white cabinets, a walk-in pantry and a full suite of stainless appliances. You’ll appreciate the good sized island with added storage & room for chairs to enjoy casual meals & entertaining. Off the kitchen is a large dining room that overlooks the back yard. Out the back door leads to your private fenced in yard with natural gas hook up for your BBQ and a detached garage. Upper level features dual primary suites each with their own en-suite bathroom & walk-in closets making it an ideal set up for multi-generational living or a shared home. A generous bonus/flex room separates the 2 bedrooms creating a secondary family room, office or exercise area. Laundry is conveniently located on the upper floor as well. The full basement is unfinished awaiting your equity building ideas. It has a rough in for future washroom as well as two deep windows for an additional bedroom if needed. Added bonus of CENTRAL AIR CONDITIONING will be appreciated come the summer months. Redstone is conveniently located close to the Calgary International Airport and Stoney Trail which provides quick & easy access to all parts of the city. Major shopping is close by or head north to Cross Iron Mills Mall - just a quick 10 minute drive away. You will find local shops & services within the community as well. Redstone

has a number of amenities from lush green parks to pedestrian-friendly streets, an island park to community garden! A central Participark, featuring a permanent installation of circuit training equipment complements the 3.5KM pathway system in the community. The amazing accessibility of the community makes it an ideal spot for people looking to reduce their commute in to work &ndash; just 20 minutes to downtown Calgary & a 10 min drive to the nearest C-Train station. Whether you are looking for a peaceful family friendly neighbourhood or just want to live away from the hustle & bustle of the city this vibrant community fits the bill. Click on the 3D button at the top of the listing for a walking tour of the property.