



**638 Redstone View NE**  
**Calgary, Alberta**

**MLS # A2300578**



**\$355,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,272 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	City Lot, 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	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NONE

Steps from Redstone View Lake | Prime Location | 3-Storey Townhome | Single Attached Garage + Full Driveway Welcome to 638 Redstone View NE, a beautifully maintained 3-storey townhome offering close to 1,300 SqFt of functional living space, ideally located just steps from Redstone View Lake and scenic walking paths. The main level features a versatile den that can be used as a home office, study area, or additional living space. This level also includes a 2-piece bathroom and convenient interior access to the single attached garage. On the second level, you’ll find a bright and spacious open-concept living area with high ceilings and large windows that fill the home with natural light. The modern kitchen features granite countertops, stainless steel appliances, ample cabinetry, and a breakfast bar with barstool seating, perfect for both everyday living and entertaining. The kitchen flows seamlessly into the dining and living areas. From the living room, sliding glass doors lead to a large private balcony with a BBQ gas line, ideal for outdoor dining and relaxation. The upper level includes two generously sized bedrooms, two full bathrooms, and a convenient laundry area. The primary bedroom features a vaulted ceiling, dual closets, and a 3-piece ensuite with a walk-in shower. The second bedroom is spacious and located next to a 4-piece bathroom with a tub/shower combination. Additional highlights include a single attached garage and a full driveway, providing parking for an additional vehicle. Located steps from Redstone View Lake, this home offers access to beautiful walking paths and nature. The area continues to grow with a future school planned nearby, making it an excellent opportunity for families and investors. You’ll also enjoy quick access to shopping, everyday amenities, Metis Trail, and Stoney Trail, making daily

commuting easy.