



**30 Redstone Parade NE
Calgary, Alberta**

MLS # A2308957



\$714,900

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,489 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: n/a

Welcome to 30 Redstone Parade NE, the original owners' this home is tucked into one of the most desirable pockets of Redstone, backing directly onto a green space and pathway system with a park just steps from your door. From the moment you arrive, the curb appeal sets the tone. A handsome combination of stone and vinyl siding leads you up to a generous front porch, the kind of welcoming space that invites you to slow down and enjoy a quiet morning before you even step inside. Open the front door and you are greeted by soaring vaulted ceilings and warm hardwood flowing throughout the main floor. A bright dining area sets the stage for family dinners and entertaining, while a spacious living room anchored by a cozy fireplace becomes the natural heart of the home. The gourmet kitchen is a true showpiece, featuring an extended wall of cabinetry, full stainless steel appliances, a large central island perfect for gathering, granite counters, a walk in pantry wall unit, and pot drawers thoughtfully designed for everyday function. The open concept kitchen and dining area flow effortlessly out to a generous deck where you can sip your morning coffee overlooking your private yard, the green space beyond, and the pathway system that connects you straight to the park, just steps away. Back inside, the main floor continues with a dedicated laundry room that keeps daily life organized and easy, and a 2 piece bathroom completes the main level. Just off the laundry room you will find the large insulated double attached garage, a true Calgary winter essential. Head upstairs and discover a primary retreat that comfortably accommodates a king size bed, paired with a luxurious five piece ensuite featuring double sinks and plenty of room to start and end your day in comfort. Two additional well sized bedrooms, a four piece main bathroom, and a generous bonus room

round out the upper level, creating a flexible second living space ideal for family movie nights, a play area, or a quiet home office. Natural light flows throughout the home, filling every space with warmth. Downstairs, the unfinished basement is a blank canvas waiting for your vision, already prepared with a bathroom rough in, a high efficiency hot water tank, and central air conditioning to keep summers cool and comfortable. Bring your floor plan and add the value of a future development bedroom, gym, or media room. Beyond the home itself, you are surrounded by schools, playgrounds, and everyday amenities, with quick access to Stoney Trail and Deerfoot Trail making commutes across the city effortless. Original owners. Pride of ownership throughout. Vaulted ceilings, hardwood, gourmet kitchen, and a private deck overlooking green space and pathways at your back door. Quick possession available. See virtual tour in the links. Book your private showing today. Homes like this in Redstone do not last.