



**GRASSROOTS**  
REALTY GROUP

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**72 Redstone Common NE  
Calgary, Alberta**

**MLS # A2309908**



**\$639,900**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Covered, Double Garage Detached, Garage Door Opener, Gara		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		
<b>Inclusions:</b>	Shed in Back Yard		

**\*\*OPEN HOUSE SATURDAY, JUNE 13, FROM 11AM - 1PM\*\*** A MAJOR price reduction to the ONLY home for sale in Redstone with Hardie board siding that no vinyl-sided home can match! With Malarkey Level 4 impact-resistant shingles, this \$45,000+ exterior investment, recently completed in 2024, provides the ultimate peace of mind. Nestled in the sought-after community of Redstone, this meticulously maintained, one-owner Jayman Built home offers the perfect blend of thoughtful upgrades, pride of ownership, and family-friendly living. This hail resistant, pet-free, and smoke-free residence features 4 bedrooms and 3.5 bathrooms, including a professionally finished basement complete with a spacious rec room, additional bedroom, full bathroom, and ample storage space. The main level showcases beautiful Canadian maple hardwood flooring, granite kitchen countertops and stainless-steel appliances. A half bath is noted on the main level and the open floor plan is ideal for hosting. With comfort and efficiency top of mind, this home also provides central A/C (2017), a water softener, and a new hot water tank which was replaced in 2019. The furnace motor has been replaced and the furnace maintained by Arpis. The exterior has seen exceptional recent upgrades in the last 1.5 years, including new James Hardie siding and new Level 4 Malarkey shingles (2024) - a premium investment of over \$45,000 for long-term durability. Outside you can enjoy the beautifully maintained backyard featuring a mature apple tree, two additional storage sheds, a low maintenance rear patio & BBQ area, and a painted rear fence in excellent condition. The insulated double detached garage with paved alley access offers both convenience and year-round storage and coverage for your vehicles and belongings. The front of the home showcases a quaint and

inviting porch to enjoy your morning coffee on and a flower bed for gardening or d&eacute;cor. Ideally located near multiple playgrounds, green spaces, and schools, this exceptional home offers an opportunity to settle into one of northeast Calgary&rsquo;s most family-oriented communities. A short drive or walking distance away you will find Redstone Plaza which provides grocery stores, a pharmacy, a medical clinic, a dental clinic, physiotherapy, a liquor store, Dollarama, a pizza parlor, and more! Don&rsquo;t miss out on owning this move-in ready, well cared for home. Note the gym equipment and other select furniture/items can be included for the right offer!