



GRASSROOTS

REALTY GROUP

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**100 Redstone Parade NE
Calgary, Alberta**

MLS # A2310112



\$749,900

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,499 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cleared, Corner Lot, Front Yard, Garden, Gazebo, Landscaped, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, French Door, Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage

Inclusions: None

Welcome to this exceptional, executive two-storey home by Jayman, ideally situated on a desirable corner lot backing onto green space in Redstone. Meticulously maintained, this impressive residence offers over 3,400 sq. ft. of developed living space, featuring 5 bedrooms, 3.5 bathrooms, and 25 windows dressed with Hunter Douglas coverings, providing abundant natural light throughout. Recent upgrades include new shingles, eavestroughs, and garage door paint within the past year. The open-concept main floor showcases 9’ ceilings, ceramic tile, and designer laminate flooring with cork underlay. The inviting living room is anchored by a tile-surround gas fireplace and includes a mounted TV. The well-appointed kitchen is a chef’s dream, complete with quartz countertops, stainless steel appliances including built-in oven, microwave, and cooktop, a mosaic tile backsplash, ample cabinetry, a central island with breakfast bar and pendant lighting, and a convenient walk-through pantry with dual pocket doors. The dining area opens to a beautifully landscaped backyard backing onto green space, featuring a large deck, patio with gazebo and fire feature, LED garden lighting (front and back), water features, and ample space for outdoor enjoyment. All exterior furniture and plants are included. The main level is completed by a 2-piece bathroom and a functional mudroom. Upstairs, the spacious primary suite offers dual walk-in closets, an updated light fixture with built-in ceiling fan, and a luxurious 5-piece ensuite with double vanities, soaker tub, separate shower, and tile flooring. The upper level also includes three additional generously sized bedrooms, a 4-piece bathroom, a large bonus room, and a convenient laundry room with cabinetry, countertop, and a bright south-facing window. The fully finished basement (with permits) extends the living space with a

fifth bedroom, family room, home office area, and a stylish 3-piece bathroom featuring a marble vanity, tiled shower with tempered glass, and quality finishes throughout. Additional features include keyless entry (front and back), Nest smart thermostat, central alarm system with dual displays, doorbell camera, carbon monoxide detection, basement water sensor, and a central vacuum system servicing all three levels. The double attached garage is insulated and drywalled. Ideally located close to schools, parks, public transit, shopping, and all amenities, this outstanding property offers the perfect blend of comfort, style, and functionality.