



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**152 Redstone Villas NE
Calgary, Alberta**

MLS # A2315109



\$769,900

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,435 sq.ft.	Age:	2013 (13 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: n/a

OPEN HOUSE SUN MAY 31 FRCommanding an exceptional location that perfectly balances city accessibility with absolute residential scale, this sprawling, upgraded estate delivers over 3,200 square feet of fully developed living space. Extensively updated on the exterior and engineered with highly functional infrastructure, this home offers an elite layout designed for expansive family living, independent guest hosting, or dedicated work-from-home operations. Enter into a sun-drenched main level with soaring 9-foot ceilings and timeless solid hardwood flooring running seamlessly throughout the core. The main floor architecture balances open social zones with distinct personal sanctuaries, featuring a den with optional closures that serves as a flawless home office, tech hub, or an accessible main-floor bedroom. The living room flows effortlessly into a separate dining area, creating an excellent multi-room entertainment circuit. In the culinary heart of the home, sleek granite countertops beautifully frame the deep, dark cabinetry, complete with a functional over-the-range microwave setup, custom tile backsplashes, and a massive walk-in pantry for ultra-organized storage. The main floor is completed by a dedicated tile laundry room and a separate half bath. Ascend the staircase to an incredible central bonus room serving as the perfect space for family movie nights, a gaming arena, or a children's library. A grand primary bedroom overlooking the yard, boasting a large footprint and a spa-inspired 5-piece ensuite bathroom with a deep soaking tub and separate shower. Three additional generously scaled bedrooms (totaling 4 bedrooms upstairs) feature excellent closets and share a spacious 4-piece tile family bathroom. The fully developed lower level features its own dedicated private side entrance, opening up incredible options for multi-generational living, extended guest

stays, or an independent teenager's haven. The lower footprint features cozy carpets, two independent hobby rooms/guest bedrooms, a full 3-piece tile bathroom, and a secondary living area completed by a full suite of lower kitchen cabinetry and a dedicated secondary refrigerator. This property stands completely reinforced from the elements, featuring extensive exterior and mechanical updates over the past year: Stay crisp all summer long with a brand-new, commercial-grade Central Air Conditioning system installed in 2025. The property received a massive exterior overhaul, including a completely brand-new roof and fresh, premium vinyl siding wrapping three full sides of the structure. The entire rear facade of the home has been outfitted with 10 completely brand-new, high-efficiency windows to maximize thermal performance and natural light. For the automotive enthusiast, the double-car attached garage opens onto a massively extended, oversized front driveway—easily accommodating trucks, RVs, or multiple guest vehicles. A great location, close to Meti and Stoney Tr, the airport, shopping and schools.