



**GRASSROOTS**  
REALTY GROUP

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**29 Redstone Common NE**  
**Calgary, Alberta**

**MLS # A2322787**



**\$495,000**

|                  |                                                                       |               |                   |
|------------------|-----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Redstone                                                              |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                    |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                       |               |                   |
| <b>Size:</b>     | 1,267 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, Double Garage Detached                                  |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot |               |                   |

|                    |                                                                                                                                                        |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                                             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile                                                                                                                                           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                        | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                                    |                   |     |

COURT ORDERED SALE! ALL OFFERS MUST INCLUDE THE SCHEDULE "A" AND A COPY OF THE BANK DRAFT. Fully Finished Semi-Attached 2 Storey home in the sought after community of Redstone. The spacious home is in a good location close to all the amenities the community has to offer. The main floor features an open floor plan with the living room at the front with large windows for natural light, dining area perfect for family meals, kitchen area featuring lots of cabinet space, black appliance package, granite counter tops and views out into the yard. A 2 pc bathroom, laundry and really rare & unique feature of a large all season sunroom complete the main level. The upper level feature 2 kids rooms, 4 pc bathroom and a master suite with walk-in closet and 3 pc en suite bath. The lower level is fully developed with a rec room, 4th bedroom and another 4 pc bathroom, All this on a fenced, landscaped yard with a 2 car detached garage. This home ticks all the boxes for an investor, first time buyer or family looking to get into their 1ts home. Call to book your private booking! THIS PROPERTY IS A JUDICIAL LISTING!!