



**314 Redstone Boulevard NE
Calgary, Alberta**

MLS # A2324399



\$445,000

Division:	Redstone		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,491 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Stone Counters, Storage		

Inclusions: Rolling kitchen island

No condo fee townhouse! Welcome to 314 Redstone Boulevard NE, a beautifully appointed home with no condo fees! The main floor offers a bright and functional layout featuring 9' ceilings, a spacious living room, dining area, and a convenient 2-piece powder room. The stylish kitchen is a true highlight, boasting stainless steel appliances, quartz countertops, a breakfast bar, and a rolling kitchen island, perfect for entertaining or everyday family life. Rich laminate floors flow throughout, adding warmth and easy upkeep. Upstairs, you'll find a generous family room, a well-appointed bedroom served by a 4-piece main bath, a dedicated laundry room for added convenience, and a serene primary suite complete with a 4-piece ensuite and walk-in closet. The fully finished basement extends your living space with an additional bedroom featuring its own walk-in closet, a 4-piece bath, and a large recreation room ideal for a home theatre, gym, or play area. Step outside to enjoy the private backyard patio, with easy access to the detached garage. Perfectly situated directly across from greenspace and with quick access to Stoney Trail, this home truly has it all, space, style, and an unbeatable location.