



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

95 Redstone Park NE
Calgary, Alberta

MLS # A2334373



\$645,000

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,614 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Insulate		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully maintained corner-lot home by award-winning Broadview Homes, offering the perfect blend of modern living and exceptional income potential. Ideal for families, first-time move-up buyers, and investors alike, this home features a private-entry 2-bedroom illegal basement suite with an impressive 100% occupancy history, making it an excellent mortgage helper or long-term rental opportunity. Recently refreshed with fresh paint and professionally cleaned, this move-in-ready home showcases a bright open-concept layout with 9' ceilings, rich hardwood flooring on the main floor, knockdown ceilings, central air conditioning, and a stunning floor-to-ceiling tiled gas fireplace. The chef-inspired kitchen features granite countertops throughout, stainless steel appliances, a large island, and a sun-filled dining area that opens onto the rear deck—perfect for entertaining. Upstairs offers three spacious bedrooms with windows all around the house to let ample sunlight in, convenient upper-floor laundry, and a generous primary retreat complete with a walk-in closet and private ensuite. Step outside to a **sun-drenched south-facing backyard** designed for year-round enjoyment. Whether you're hosting summer BBQs on the spacious deck, enjoying your morning coffee, or gathering with family and friends on sunny winter afternoons, the desirable southern exposure provides abundant natural light and creates a warm, inviting outdoor retreat. The backyard is complemented by an oversized detached garage, additional rear alley parking, and enhanced curb appeal thanks to the premium corner-lot location and distinctive architectural design—offering the perfect blend of lifestyle, functionality, and convenience. Located on a quiet family-friendly street close to parks, schools, shopping, transit, Stoney Trail, and Deerfoot Trail, this

home offers the perfect balance of lifestyle, convenience, and investment value. Whether you're looking to reduce your mortgage with rental income or expand your real estate portfolio, this is an opportunity you won't want to miss.