



GRASSROOTS
REALTY GROUP

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554 Redstone View NE
Calgary, Alberta

MLS # A2335819



\$459,000

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,211 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 366
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

BREATHTAKING POND VIEWS | WALKOUT LOT | FULLY FINISHED BASEMENT | SINGLE ATTACHED GARAGE Welcome to this beautifully maintained townhouse in the highly sought-after community of Redstone NE, Calgary! Offering approximately 1,210 sq. ft. plus a fully finished walkout basement, this home features 3 spacious bedrooms, 3.5 bathrooms, a single attached garage, and an additional driveway parking space—an excellent opportunity for first-time buyers, growing families, or investors. The bright and spacious main floor showcases a functional open-concept layout designed for modern living and entertaining. The well-appointed kitchen features stainless steel appliances, including a refrigerator, stove, dishwasher, and microwave. The spacious dining and living areas offer plenty of natural light and create a warm and inviting atmosphere. Step onto the private balcony to enjoy your morning coffee while taking in the beautiful pond views. Upstairs, the primary bedroom features a walk-in closet, high ceiling, and a private 4-piece ensuite. Two additional generously sized bedrooms, another full bathroom, and convenient upper-floor laundry provide comfort and functionality for the entire family. The fully finished walkout basement offers valuable additional living space, featuring a spacious recreation room and a full bathroom. This versatile level is ideal for extended family, guests, entertaining, or creating a comfortable secondary living area. One of the home's standout features is the walkout lot with beautiful pond views, providing a peaceful and scenic backdrop. The property is conveniently located close to schools, parks, playgrounds, shopping, public transit, and major roadways, offering easy access to everyday amenities and commuting routes. The community continues to grow, with a future elementary school planned for Redstone and a new

Shoppers Plaza currently under construction nearby, adding further convenience and long-term appeal to this location. This exceptional home offers the perfect combination of comfort, functionality, scenic views, and future potential. Don't miss this opportunity to make it yours!