



GRASSROOTS
REALTY GROUP

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34 Redstone Cove NE
Calgary, Alberta

MLS # A2347028



\$750,000

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,450 sq.ft.	Age:	2014 (12 yrs old)
Beds:	8	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas, Solar	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Basement: washer, dryer, microwave, shed

8 BEDROOMS, 4.5 BATHS....Tucked away on a tranquil, low-traffic cul-de-sac in the sought-after neighborhood of Redstone, this sprawling residence offers a fresh take on modern suburban comfort. Impeccably maintained and thoughtfully constructed, the property boasts an impressive 3,396 square feet of functional living area designed to effortlessly accommodate expansive families, multi-generational living, or hosting on a grand scale. A double attached garage paired with an deep driveway provides convenient, off-street parking for up to five vehicles—a rare asset in contemporary communities. Stepping inside, the open-concept architecture immediately creates a sense of airy sophistication. The main level serves as the vibrant heart of the home, anchored by a sleek chef’s kitchen complete with rich stone counters, sleek stainless steel appliances, a generous walk-in pantry, and an expansive central island that doubles as a social hub. Adjacent to the kitchen, the dining area catches natural light from the serene rear yard, offering seamless access to a massive outdoor deck ideal for alfresco dining and weekend gatherings. Nearby, the inviting living room anchors the space with a warm gas fireplace, creating a cozy sanctuary for quiet winter evenings. The upper story is thoughtfully laid out to balance privacy and togetherness. The primary retreat acts as a private sanctuary, complete with a spa-inspired 5-piece ensuite bath. Three additional well-proportioned bedrooms share this floor alongside a versatile bonus room that easily adapts into a media area, home office, or play space. Downstairs, the fully finished basement features an illegal suite that significantly extends the home's footprint, housing four full bedrooms, two complete bathrooms, and a dedicated side entryway—offering immense flexibility for extended

family, guests, or potential revenue configurations. Beyond its physical footprint, the property is tailored for long-term efficiency and peace of mind. Key mechanical updates include a high-efficiency furnace and hot water tank (both installed in 2014) alongside central air conditioning added in 2023 for optimal summer comfort. Most notably, the roof features an array of 22 solar panels, cutting grid reliance, shrinking your environmental footprint, and drastically lowering monthly utility expenses. Positioned just minutes from major arterial routes like Stoney Trail and Deerfoot Trail, as well as an array of local shopping centers, schools, and parks, this exceptional property blends urban convenience with quiet residential charm—an outstanding opportunity to secure an energy-smart, highly versatile home in one of Calgary's premier northern enclaves.