



GRASSROOTS
REALTY GROUP

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203, 315 Redstone Walk NE
Calgary, Alberta

MLS # A2349372

\$335,000

Division:	Redstone		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,109 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 374
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: None

Bright, beautifully maintained and thoughtfully upgraded, this end-unit townhome in Redstone offers an excellent combination of space, natural light and everyday convenience. Positioned along Redstone Drive NE, the home enjoys an open outlook over the surrounding green space, with both the balcony and windows oriented toward the field. The open-concept main floor is bright and inviting, with large windows bringing in an abundance of natural light. The kitchen features quartz countertops, full-height cabinetry with soft-close hardware, a stone tile backsplash extending to the ceiling, upgraded stainless-steel appliances and a generous island with additional storage. The balcony is just steps away, creating an easy flow for morning coffee, outdoor dining or entertaining. Upstairs, two primary bedrooms each feature their own ensuite and oversized closets, with convenient upper-level laundry completing the floor. The oversized heated attached single garage offers approximately six feet of additional depth beyond a standard garage, providing valuable space for storage, a home gym, workshop or recreational equipment. A separate parking pad adds even more convenience. The fourplex itself backs onto an approximately 20,000 sq. ft. shared green space featuring a playground, firepit, BBQ area, pergola and plenty of room for families to enjoy. Location is another major advantage. A future K-5 Calgary Board of Education school site is planned directly across the street, while Costco, CrossIron Mills and Calgary International Airport are all just a short drive away. With quick access to Stoney Trail and MÉtis Trail, commuting and getting around the city is remarkably convenient. A bright, upgraded end unit with an open outlook, oversized heated garage, parking pad and future school site right across the street. Select images are virtually enhanced.

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