

195 Redstone Grove NE  
Calgary, Alberta

MLS # A2246776

\$579,900

|           |                                                                         |        |                  |
|-----------|-------------------------------------------------------------------------|--------|------------------|
| Division: | Redstone                                                                |        |                  |
| Type:     | Residential/Duplex                                                      |        |                  |
| Style:    | 2 Storey, Attached-Side by Side                                         |        |                  |
| Size:     | 1,819 sq.ft.                                                            | Age:   | 2017 (8 yrs old) |
| Beds:     | 3                                                                       | Baths: | 2 full / 1 half  |
| Garage:   | Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op |        |                  |
| Lot Size: | 0.08 Acre                                                               |        |                  |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting     |        |                  |

|             |                                                                                                                                                                                                                  |            |      |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | High Efficiency, Forced Air, Humidity Control, Natural Gas                                                                                                                                                       | Water:     | -    |
| Floors:     | Carpet, Laminate, Tile                                                                                                                                                                                           | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                  | Condo Fee: | -    |
| Basement:   | Full, Unfinished                                                                                                                                                                                                 | LLD:       | -    |
| Exterior:   | Mixed, Stone, Vinyl Siding                                                                                                                                                                                       | Zoning:    | R-2M |
| Foundation: | Poured Concrete                                                                                                                                                                                                  | Utilities: | -    |
| Features:   | Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s) |            |      |
| Inclusions: | Video Door Bell; Smart Home Light Switches                                                                                                                                                                       |            |      |

Discover the charm of this aid conditioned, 1,819 sq. ft. semi-detached home in family-friendly and accessible Redstone! Sitting across from a beautiful park, this home offers an oversized rear-attached garage and an inviting open floor plan. The modern kitchen features stainless steel appliances, quartz countertops & a large pantry. A flex room on the main floor makes the perfect office or playroom. Upstairs, the primary suite boasts a 4-piece ensuite & an extra-large walk-in closet with custom shelving. A central bonus room, two additional bedrooms, a full laundry room, and a second 4-piece bathroom complete the upper level. Enjoy outdoor living on the large side deck in your fully fenced yard with grass in the front & side. Updates include a new roof & soffits (2025)! With transit, a 15 minute drive to Monsignor A.J. Hetherington School, quick access to Costco, CrossIron Mills, Vivo Rec Centre, as well as easy access to Deerfoot & Stoney Trails, this home is the perfect opportunity for first time home owners, young families or a convenient downsize! Don't miss out—schedule your showing today!