

306 Redstone Boulevard NE  
Calgary, Alberta

MLS # A2203734

\$579,000

Division:	Redstone		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,414 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to 306 Redstone Blvd NE, a stunning, move-in-ready gem nestled in the heart of Calgary's vibrant Redstone community. This meticulously maintained home is the perfect blend of modern upgrades, energy efficiency, and luxurious living. Whether you're a growing family, a savvy investor, or someone who loves to entertain, this property has it all! **RECENT UPGRADES:** - 2022: Brand-new hardwood floors and a state-of-the-art hot water tank installed. - 2023: A powerful 8kW solar panel system (20 panels!) was added, slashing your energy bills and reducing your carbon footprint. Plus, enjoy enhanced privacy with new fencing in the fully fenced backyard. - 2024: A new water softener ensures your home's water is pure and gentle. - 2025: The home shines with brand-new siding and a fresh garage roof, delivering long-lasting protection for years to come. **HEATED, DETACHED DOUBLE GARAGE** Say goodbye to icy windshields and chilly mornings! The insulated, double-detached garage is perfect for car enthusiasts, DIY projects, or extra storage. **Spacious & Versatile Living** - 2047.84 sqft of livable area! **NO CONDO FEES!** - Main Floor: A cozy yet open layout with a convenient 12' bath, perfect for guests. - Upstairs: Three generously sized bedrooms and two full baths, including a luxurious primary suite. - Basement: Fully finished with two additional bedrooms and a full bath, ideal for a growing family, guests, or a home office. **Outdoor Oasis** The backyard is your private retreat, complete with a gas line for your BBQ—perfect for summer cookouts and entertaining under the stars. The new fencing adds both style and privacy, making it the ultimate space to relax or play. **ENERGY EFFICIENCY MEETS SAVINGS** With 20 solar panels installed in 2023, this home is as eco-friendly as it is cost-effective.

Imagine slashing your energy bills while doing your part for the planet! Location Redstone is one of Calgary's most sought-after neighbourhoods, offering easy access to schools, parks, shopping, and major transportation routes. You're not just buying a home—you're investing in a lifestyle. DON'T WAIT—THIS ONE WON'T LAST! With its unbeatable upgrades, prime location, and endless potential, 306 Redstone Blvd NE is the home you've been searching for. Schedule your showing today and make this dream home YOURS before it's gone!