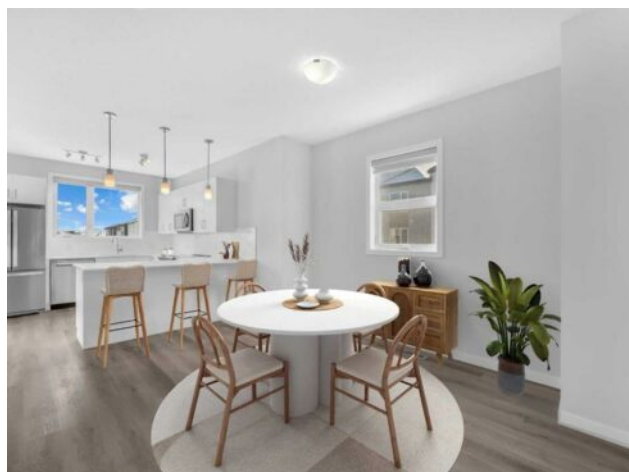


**453, 301 Redstone Boulevard NE
Calgary, Alberta**

MLS # A2216665



\$474,900

Division:	Redstone		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,574 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: NA

OPEN HOUSE MAY 04- 1 PM-4 PM* **STUNNING TOWNHOME | 3-Bed | 2.5 Bath | LOADED WITH UPGRADES | CORNER UNIT | ALMOST BRAND NEW* Location, location, location, welcome to this amazingly designed FRONT ATTACHED GARAGE townhome by Streetside Developments. The spacious entry way leading up to the main level, high ceilings and the open layout welcomes you to spacious living room & dining area with access to WEST FACING PRIVATE BALCONY. EXTRA windows that invites natural light into the space throughout the day. The gourmet U-Shaped kitchen boasts a generous size, quartz countertops, UPGRADED stainless steel appliances, and designer features including walk in pantry. This level also has a 2PC bathroom. The upper level has a roomy master bedroom with 4PC En-suite & walk in Closet. Two additional spacious bedrooms, a practical laundry room, and a well-appointed main bath, ensuring comfort and convenience. This unit comes with extended TANDEM GARAGE including storage and full length driveway to accommodate large vehicle. Townhome complex is well managed with low condo fees and lots of visitor parking. Close to all amenities, grocery shopping, cross iron mills, transit friendly, easy access to Stoney Trail, Deerfoot Trail & Airport. NEW SCHOOL COMING TO COMMUNITY SOON. Don't let this slip away, call your favorite realtor to book a showing.