

**171 Redstone Grove NE  
Calgary, Alberta****MLS # A2221384****\$559,900**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,726 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Street Lighting		

**Heating:** High Efficiency, Forced Air**Floors:** Carpet, Tile, Vinyl**Roof:** Asphalt Shingle**Basement:** Full, Unfinished**Exterior:** Stone, Vinyl Siding**Foundation:** Poured Concrete**Features:** Kitchen Island**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-2M**Utilities:** -**Inclusions:** N/A

**PRICE DROP\*\*OPEN HOUSE ON SATURDAY JUNE 14 12PM-3PM\*\*** Welcome to 171 Redstone Grove NE, a BEAUTIFULLY CRAFTED HOME that seamlessly combines contemporary design with practical living. Recently, the property received a BRAND NEW ROOF, enhancing its curb appeal and providing additional peace of mind. From the moment you arrive, you'll appreciate the inviting exterior and well-maintained features that set the tone for what lies inside. Step through the front door into an OPEN-CONCEPT living space with lots of NATURAL LIGHT, where soaring ceilings and large windows create an airy and welcoming atmosphere. The thoughtfully designed kitchen offers an abundance of space with modern appliances, stylish cabinetry, and a FUNCTIONAL LAYOUT that encourages culinary creativity and effortless entertaining. Adjacent to the kitchen, the dining and living areas flow smoothly together, providing the perfect setting for gatherings and everyday comfort alike. A dedicated MAIN FLOOR OFFICE space provides a quiet and private workspace, ideal for remote professionals or study needs. The primary bedroom is a peaceful retreat, featuring ample CLOSET SPACE, A WALK-IN CLOSET and a serene ambiance, while additional bedrooms offer versatility for family, guests, or a dedicated home office. The bathrooms are finished with contemporary fixtures and elegant touches, elevating daily routines. Step outside to discover a PRIVATE BACKYARD OASIS, ideal for summer barbecues, outdoor dining, or simply relaxing in the fresh air amid lush landscaping. This home also adds another touch of convenience with a DOUBLE ATTACHED GARAGE, offering secure parking space. The outdoor living space offers a quiet escape and a place to enjoy the beauty of nature. Located in a friendly, family-oriented community, this home

provides convenient access to local parks, schools, shopping, and major transportation routes, making daily life both comfortable and connected. With its harmonious blend of style, functionality, and thoughtful details, 171 Redstone Grove NE presents an exceptional opportunity for those seeking a welcoming home in a vibrant neighbourhood.