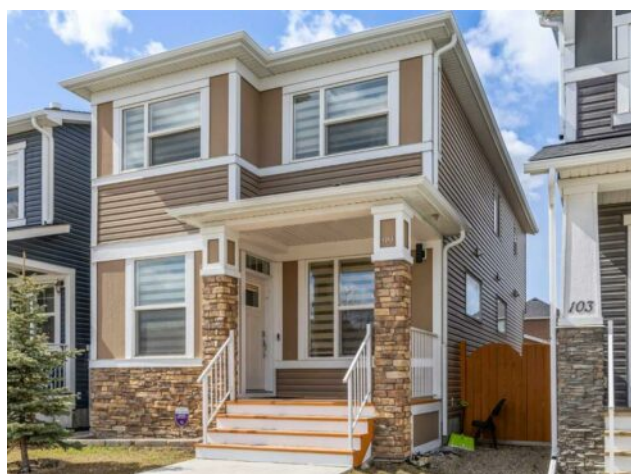


99 Redstone Boulevard NE  
Calgary, Alberta

MLS # A2248773



**\$654,900**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,746 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	26-25-29-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage		

**Inclusions:** Security system includes Cameras and Sensors, Window Coverings

Fall in love with this beautifully upgraded home that blends style, comfort, and convenience! Step inside to 9' knockdown ceilings and an inviting open-concept layout, perfect for entertaining or everyday living. The main floor welcomes you with a cozy fireplace, sun-filled living and dining areas, and a gourmet kitchen featuring granite countertops, upgraded stainless steel appliances, a large island, and a corner pantry. Upstairs, you'll find 3 spacious bedrooms, a versatile loft/office, and upper-level laundry with front-load machines. The luxurious primary suite includes a walk-in closet and a spa-inspired ensuite with double sinks and quartz countertops. Every full bathroom shines with modern quartz vanities. The professionally developed basement is a showstopper—offering a huge rec room, a private bedroom with walk-in closet, and a stylish 3-piece ensuite—perfect for guests, in-laws, or teens. Step outside to a fully landscaped backyard with a large deck, professional fencing, and an oversized 22' x 22' double garage. Bonus: upgraded gutters for long-lasting protection and peace of mind. Location Perfection: Walk to Fruiticana and Mega Sanjha Punjab Grocery—everything you need, just steps away!