

**104 Redstone Avenue NE**  
**Calgary, Alberta**

**MLS # A2213928**



**\$529,999**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,431 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** N/A

This well-maintained home showcases pride of ownership and comes with numerous upgrades and features, including a double detached garage, 9' ceilings on the main floor, granite countertops, hardwood and tile flooring, and an upgraded kitchen with full-height cabinets, stone tile backsplash, stainless steel appliances including a gas stove, and a stone-accented fireplace. Vinyl fencing adds to the home's appeal. The main level includes a versatile flex room, a half bathroom, a cozy great room with a gas fireplace, and a spacious kitchen with an island and a nook that opens onto the deck and backyard. Upstairs, you'll find a 4-piece bathroom, convenient laundry area, and three generously sized bedrooms. The primary suite includes a full ensuite and a walk-in closet. The basement is ready for future development and personal touches. Featuring neutral tones throughout, this home is sure to impress. Ideally located near green spaces, public transit, shopping, and with easy access to both Deerfoot and Stoney Trails