

**53 Redstone Villas NE**  
**Calgary, Alberta**

**MLS # A2217050**



**\$659,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Redstone               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,470 sq.ft.           | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 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>    | Central, High Efficiency, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A   |                   |     |

Welcome to this spacious 5-bedroom, 3.5-bathroom detached home in the desirable Red Stone community of Calgary. Conveniently located just 5 minutes from the airport, a major shopping mall, and grocery stores, with many schools also nearby, this home offers exceptional accessibility. Step inside to discover an inviting open-concept main floor, featuring a living room with a cozy electric fireplace and impressive 9-foot ceilings that enhance the sense of space and light. The upgraded kitchen boasts elegant granite countertops and a big kitchen island, perfect for entertaining and everyday living. Situated on a conventional lot, this house comes with many upgrades, especially its numerous large windows designed to flood the home with tons of natural light. Upstairs, the large master bedroom includes a 4-piece ensuite bathroom and a walk-in closet, accompanied by two additional well-sized bedrooms. The property also features a separate entrance to a fully developed basement illegal suite, complete with its own laundry, kitchen, one bathroom, and two good-sized bedrooms. Enjoy energy efficiency with a high-efficiency furnace and a good-sized hot water tank. Outside, a large deck and a double detached garage complete this wonderful family home.