

44 Redstone Boulevard
Calgary, Alberta

MLS # A2220073



\$489,900

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,582 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard		
Heating:	Central, Natural Gas		
Floors:	Carpet, Ceramic Tile, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	None		
Exterior:	Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Features:	Kitchen Island, No Smoking Home, Quartz Counters		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 290		
LLD:	-		
Zoning:	M-1		
Utilities:	-		

Inclusions: N/A

Discover this stunning 2022-built corner unit townhouse for sale on Redstone Blvd, offering 1582.45 sq. ft. of thoughtfully designed living space—ideal for families or investors. This modern home features 3 spacious bedrooms plus a versatile den perfect for a home office, along with 2.5 well-appointed bathrooms, including a luxurious master ensuite with double sinks. The bright and airy living and dining areas are enhanced by LED light fixtures with 3-color changeable settings and stylish pot lights on the main floor. The contemporary kitchen includes a countertop island and stainless steel appliances, leading to a spacious balcony equipped with a natural gas line, perfect for outdoor seating and BBQs. The double-car attached garage features epoxy flooring and built-in storage shelves for added convenience. Additional highlights include central A/C, smart temperature control, a security system with cameras, a centralized water softener with a large-capacity tank (7–8), and a tankless RO system. Located just steps from a bus stop and minutes from major highways, shopping plazas, an upcoming school, and grocery stores, this home offers exceptional convenience and lifestyle. Whether you're looking for a comfortable residence or a prime investment property, this Redstone gem has it all.