

**405, 301 Redstone Boulevard NE
Calgary, Alberta**

MLS # A2272487



\$399,000

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,441 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 126
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: None

Maintenance-free living awaits in this sophisticated and modern townhome that has been lovingly cared for and is in like-new condition. Open and airy with oodles of natural light, stylish decor and a convenient dual master floor plan, this beautiful home is sure to impress. Park your vehicle safely out of the elements in the attached garage (with extra parking on the private driveway) and proceed into the entry level with a large flex space providing a ton of versatility for media, games, work or play. The second level is a stylish retreat with a bright and open floor plan leading to unobstructed conversations. Sit back and relax in the living room with an oversized window and a patio door to the expansive balcony with a gas line encouraging casual barbeques and time spent unwinding. Centring the open concept space is the dining room, perfect for entertaining. Culinary explorations are inspired in the beautiful kitchen featuring a plethora of 2-toned cabinets, stainless steel appliances, timeless subway tile and a breakfast bar that makes mornings a breeze. A handy powder room completes this level. Dual primary bedrooms grace the upper level, both are extremely spacious and bright with dual closets and private ensembles, perfect for roommates! Convenient upper level laundry adds another layer of ease to your routine. Set in an emerging, amenity-rich community with newly established schools, commercial developments, playgrounds, and green spaces, this location balances tranquillity with accessibility. Just minutes to Metis Trail, Stoney Trail, Country Hills, Costco, Cross Iron Mills, and the airport—this is truly a connected, convenient place to call home.