

**39 Redstone Road NE**  
**Calgary, Alberta**

**MLS # A2208137**

**\$829,000**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Redstone                                  |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | 2 Storey                                  |               |                   |
| <b>Size:</b>     | 2,270 sq.ft.                              | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot     |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance |                   |     |

**Inclusions:** Basement: Refrigerator, Electric Range, Hood Fan, Washer/Dryer.

Welcome to this absolutely stunning Legal Basement home with every upgrade you can imagine 4+2 Bedrooms, 4 bathrooms, situated on a quiet street of Redstone with front double garage and back lane. This front attached garage home with a paved back lane offers more than 2930 SQFT of living area with a fully developed 2 bedrooms legal basement and a separate side entrance. Main floor high ceiling, large living room, flex room, an upgraded kitchen with a large island and den. Upstairs includes a master bedroom with a 5 pic En-suite bathroom, walk-in-closet +3 more bedrooms, a large bonus room and a 4-pc bathroom. A large fully fenced beautiful yard with a deck, backyard allows direct access out to a paved back alley with a small door and a RV door. Playground Near the house approved for new Redstone School. Near by all amenities and much more! Basement now rented to a nice family and willing to stay. Don't miss the chance to buy this dream house on an excellent location.