

\$640,000 - 320 Redstone Avenue Ne, Calgary

MLS® #A2103218

\$640,000

3 Bedroom, 3.00 Bathroom, 1,651 sqft

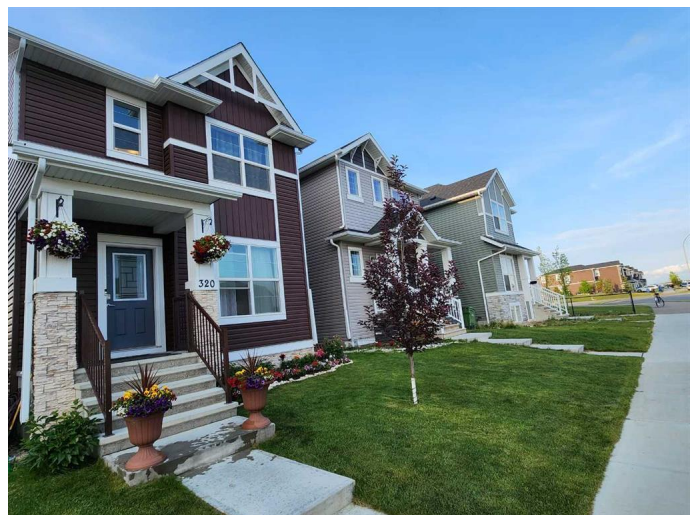
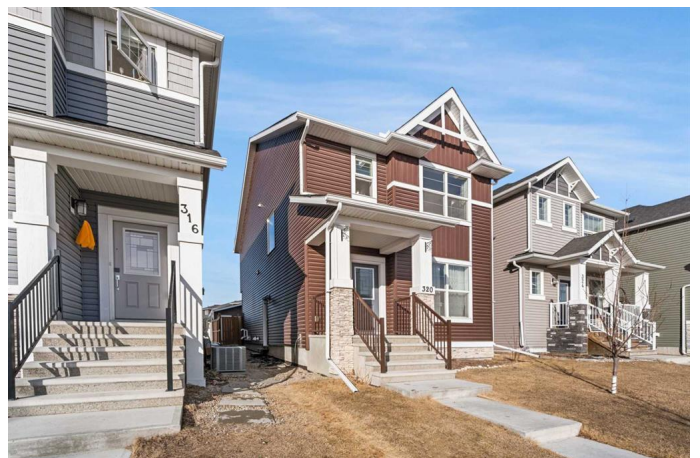
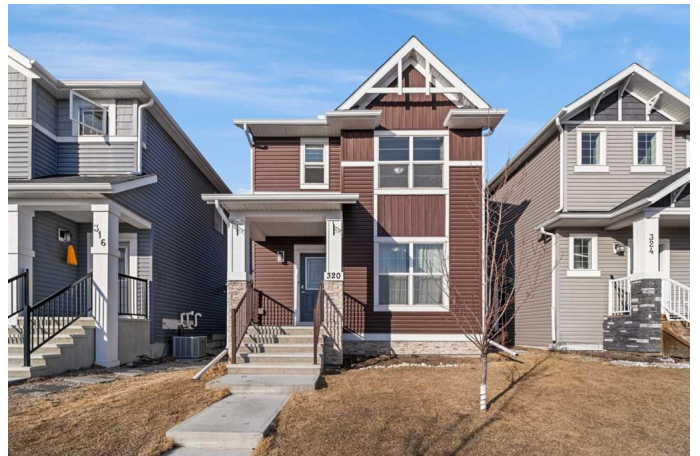
Residential on 0.07 Acres

Redstone, Calgary, Alberta

Set in a peaceful Area in one of Calgary's™s newest communities, this stunning Redstone Shane-built home features countless upgrades throughout.

Some of the ***UPGRADES include: 9 ft Basement ceiling & Separate Side Door, Granite Counter, Kitchen Cabinets to Ceiling, 200 AMP Service Panel, Kitchen Sink to the Back, Furnace to Corner, Gas Stove, Gas Line to Deck, Wi-Fi Booster on Upper Floor.

MAIN FLOOR A covered front porch opens to a beautifully bright main floor with 9ft. ceilings and an open layout fantastic for entertaining. The living area enjoys tons of sunlight through the south-facing windows, and wide-Laminate floors add elegance and depth to the space. A large dining area can easily seat even a big family at the heart of this level. In the kitchen, rich wood cabinetry is full height and adds a stylish contrast with mottled granite counters and herringbone backsplashes. An eat-up island is a natural gathering and prep area, and thoughtful design situates the sink looking out over the backyard. Appliance upgrades include a French Door fridge, a gas range with a hood fan, and a wall oven. A full pantry here is a coveted functional element, and there are three more closets for all your outerwear and cleaning supplies. A powder room off the back door entryway rounds out this floor. ***UPPER FLOOR*** Upstairs, a bonus room is a cozy spot to wind down before bed, and the entire family will be grateful for the built-in Wi-Fi



booster. The sunny and serene primary suite enjoys the south side of this storey all to itself and has a large walk-in closet as well as a gorgeous full ensuite bathroom complete with granite counters and a window. Two more bedrooms on the other side of the bonus room share the well-appointed main bathroom in a family-friendly configuration, and the laundry area is conveniently on this level, too.

*****BASEMENT***** As you head to the basement, you will notice there is a separate side door, which is a great feature as you consider your options for finishing the lower level. 9ft. ceilings on the lower level are a rare quality that will make your dream basement even more incredible. There is already a bathroom roughed in as well as an HRV system and an upgraded electrical panel. Both windows and the furnace are well-placed to create a large open area, giving you endless options. *****OUTSIDE***** In the backyard, the deck includes hookups for your grill and the oversized double-detached GARAGE was constructed with a curb wall so it always stays dry and PAVED alley. *****THE AREA***** This family-friendly neighbourhood offers tons of parks and green space beautifully maintained by the HOA. There is a playground only few houses away, as well as a network of walking paths nearby that wind throughout the community. The bus stop is steps away, and this home is within walking distance to shops as well as the fitness park and close to Country Hills Blvd, Stoney Trail, and Deerfoot Trail easily connect you to other areas of Calgary including nearby AIRPORT.

Built in 2019

Essential Information

MLS® #	A2103218
Price	\$640,000
Sold Price	\$655,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,651
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	320 Redstone Avenue Ne
Subdivision	Redstone
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1M8

Amenities

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Humidifier, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 24th, 2024
Date Sold	March 6th, 2024
Days on Market	11
Zoning	R-1N
HOA Fees	115.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.