

**33 Redstone Villas NE**  
**Calgary, Alberta**

**MLS # A2165871**



**\$609,900**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,536 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, See Remarks		

**Inclusions:** N/A

This well-lit and cozy family home resides in the desirable community of Redstone. BRAND NEW ROOF AND SIDING HAVE BEEN REPLACED Conveniently accessible to shopping center, Deerfoot Trail and Stoney Trail. The house is situated from a walking distance to the bus stops and a large green space. The main floor features 9 feet ceilings, upgraded extra windows, hardwood flooring, kitchen with upgraded stainless steel appliances and granite counter tops. Mudroom is bright and spacious with closet. Second floor showcases an abundance of natural lighting from the extra windows along the stairs, along with the Master bedroom with 5 pieces ensuite and build-in closet organizer, 2 well-sized bedrooms, 4 pieces full bathroom, and laundry. Bright full basement with Heat Recovery Ventilation (HRV) system. The house is equipped with Air Conditioning, and big backyard with stairs to the patio and double garage. \*\*Please stay tune for more pictures\*\*