

71 Redstone Boulevard NE
Calgary, Alberta

MLS # A2229085



\$709,900

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,788 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Covered, Double Garage Detached, Garage Door Opener, Over		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Skylight(s), Smart Home, Storage, Walk-In Closet(s)

Inclusions: Basement has following things:-Dishwasher, -Electrolux Dryer, -Electrolux Washer- Electric Glass Cooktop - Fridge-Microwave Hood Fan, - Window Coverings are Zebra Blinds

5 BEDROOMS | 3.5 BATHROOMS | LEGAL BASEMENT SUITE | OVERSIZED 24' x 24' GARAGE Welcome to 71 Redstone Blvd NE, a beautifully maintained and upgraded two-storey home with over 2,500 sq. ft. of total living space, nestled in the vibrant, family-oriented community of Redstone. Thoughtfully designed with comfort and functionality in mind, this home features a LEGAL 2-bedroom basement suite with a private side entrance, perfect for extended family or rental income potential. The main floor welcomes you with 9-foot ceilings, a spacious foyer, a bright living room with large windows, a modern 2-piece powder room, and a stylish open-concept kitchen and dining area. The kitchen is a chef's delight, complete with ceiling-height cabinetry, quartz countertops, stainless steel appliances, a walk-in pantry, and a central island—ideal for entertaining. A practical mudroom offers direct access to the backyard. Upstairs, you'll find a cozy bonus room with a skylight, perfect for family time or a home office. The primary bedroom features a private 3-piece ensuite and walk-in closet. Two additional bedrooms, a shared 4-piece bathroom, and a convenient laundry room complete the upper level. The legal basement suite offers 8-foot ceilings, 2 bedrooms, a full 4-piece bathroom, a bright living area, a well-equipped kitchen, and separate laundry, offering great flexibility and income potential. Outside, you'll love the oversized 24' x 24' detached garage with a massive 18' x 8' overhead door, offering ample space for two large trucks, storage, or workshop needs. Highlights: 5 total bedrooms (3 up, 2 down) 3.5 bathrooms across all levels Legal suite with separate entrance & laundry 9' ceilings (main), 8' ceilings (basement) Quartz countertops, premium backsplash, zebra blinds Bonus room with skylight

Oversized garage: 24' x 24' with 18' x 8' garage door Ideally located close to parks, schools, shopping, restaurants, medical offices, and just minutes to Stoney Trail, Deerfoot Trail, CrossIron Mills, and the Calgary International Airport. This home is a perfect blend of modern style, practical layout, and investment opportunity. ?? Don't miss out—book your private viewing today!