

# \$579,000 - 306 Redstone Boulevard Ne, Calgary

MLS® #A2203734

**\$579,000**

5 Bedroom, 4.00 Bathroom, 1,414 sqft  
Residential on 0.08 Acres

Redstone, Calgary, Alberta

Welcome to 306 Redstone Blvd NE, a stunning, move-in-ready gem nestled in the heart of Calgary's vibrant Redstone community. This meticulously maintained home is the perfect blend of modern upgrades, energy efficiency, and luxurious living. Whether you're a growing family, a savvy investor, or someone who loves to entertain, this property has it all!

## RECENT UPGRADES:

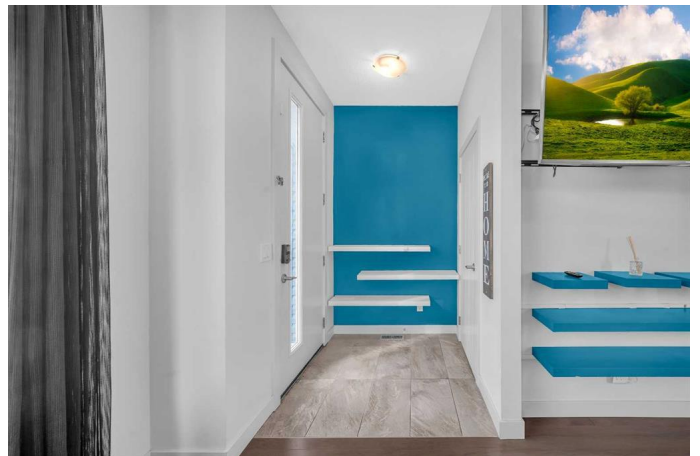
- 2022: Brand-new hardwood floors and a state-of-the-art hot water tank installed.
- 2023: A powerful 8kW solar panel system (20 panels!) was added, slashing your energy bills and reducing your carbon footprint. Plus, enjoy enhanced privacy with new fencing in the fully fenced backyard.
- 2024: A new water softener ensures your home's water is pure and gentle.
- 2025: The home shines with brand-new siding and a fresh garage roof, delivering long-lasting protection for years to come.

## HEATED, DETACHED DOUBLE GARAGE

Say goodbye to icy windshields and chilly mornings! The insulated, double-detached garage is perfect for car enthusiasts, DIY projects, or extra storage.

Spacious & Versatile Living - 2047.84 sqft of livable area! NO CONDO FEES!

- Main Floor: A cozy yet open layout with a convenient 1½ bath, perfect for guests.



- Upstairs: Three generously sized bedrooms and two full baths, including a luxurious primary suite.
- Basement: Fully finished with two additional bedrooms and a full bath, ideal for a growing family, guests, or a home office.

#### Outdoor Oasis

The backyard is your private retreat, complete with a gas line for your BBQ—perfect for summer cookouts and entertaining under the stars. The new fencing adds both style and privacy, making it the ultimate space to relax or play.

#### ENERGY EFFICIENCY MEETS SAVINGS

With 20 solar panels installed in 2023, this home is as eco-friendly as it is cost-effective. Imagine slashing your energy bills while doing your part for the planet!

#### Location

Redstone is one of Calgary's most sought-after neighbourhoods, offering easy access to schools, parks, shopping, and major transportation routes. You're not just buying a home—you're investing in a lifestyle.

#### DON'T WAIT—THIS ONE WON'T LAST!

With its unbeatable upgrades, prime location, and endless potential, 306 Redstone Blvd NE is the home you've been searching for. Schedule your showing today and make this dream home YOURS before it's gone!

Built in 2017

#### Essential Information

MLS® #	A2203734
Price	\$579,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,414
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	306 Redstone Boulevard Ne
Subdivision	Redstone
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1K3

### **Amenities**

Amenities	Other, Park, Playground
Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Pantry, Bidet
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Gas Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	16
Zoning	M-G
HOA Fees	126
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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