

# \$599,000 - 69 Redstone Villas Ne, Calgary

MLS® #A2244674

**\$599,000**

4 Bedroom, 4.00 Bathroom, 1,520 sqft

Residential on 0.08 Acres

Redstone, Calgary, Alberta

Price reduced by \$15,000 to sell fast!

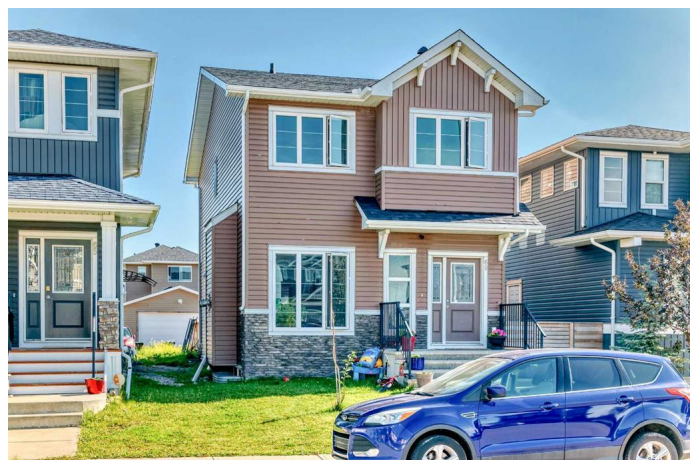
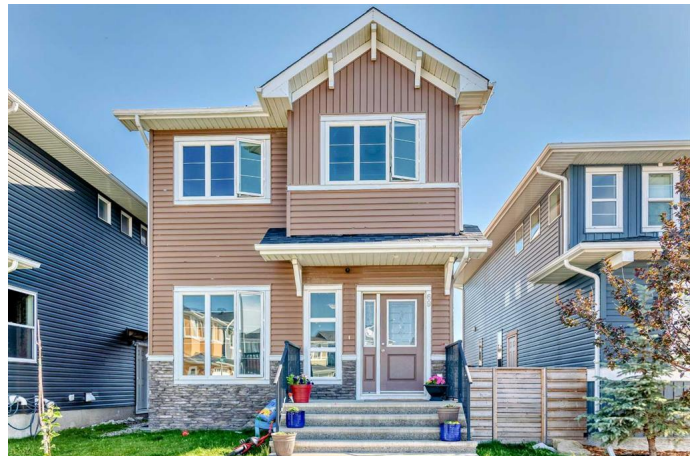
Welcome to this stunning detached house in Redstone with 2,089 sq ft of total living area and one bedroom basement illegal suite. This open floor plan features three bedrooms 2.5 washrooms on upper floor and a one-bedroom illegal suite.

On the main floor, you'll find a bright and airy living area filled with natural light, along with a huge kitchen equipped with stainless steel appliances, granite countertops, a spacious pantry and adjacent dining area. A convenient mudroom leads to the a big backyard and a good sized deck. A half bathroom completes this level.

As you move upstairs, you'll find three generously-sized bedrooms, including a primary bedroom with large window, walk-in closet and a full ensuite bathroom. The ensuite bathroom features a standing shower, tub and double vanity. The two additional bedrooms boast ample closets and windows . A full bathroom and laundry area complete this level.

The basement illegal suite has a separate exterior entry and features a spacious bedroom, fully-equipped kitchen with appliances, a cozy living area, a full bathroom and a storage area.

Outside, you'll find a huge backyard with a



good sized deck, perfect for outdoor entertaining. Plus, with access to the back alley, you'll have the potential to build a garage in the future. Located in the desirable Redstone community, you'll enjoy being just a few minutes' drive from CrossIron Mills, with its vast array of shopping, dining, and entertainment options. Plus, Redstone's various shopping plazas provide convenient access to retail stores, restaurants and services.

Don't miss out on this incredible opportunity! Book a showing today to make this house your dream home. Contact us to schedule a viewing and take the first step towards making this property yours!

Built in 2013

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244674    |
| Price          | \$599,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,520       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 69 Redstone Villas Ne |
| Subdivision | Redstone              |
| City        | Calgary               |
| County      | Calgary               |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3N 0M4 |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Park, Playground |
| Parking Spaces | 2                |
| Parking        | Parking Pad      |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Open Floorplan                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                              |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Gas                                                                                     |
| Has Basement      | Yes                                                                                     |
| Basement          | Exterior Entry, Finished, Full, Suite                                                   |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 21               |
| Zoning         | R-G              |
| HOA Fees       | 126              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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