

**44 Redstone Boulevard**  
**Calgary, Alberta**

**MLS # A2220073**



**\$489,900**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,582 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Front Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Discover this stunning 2022-built corner unit townhouse for sale on Redstone Blvd, offering 1582.45 sq. ft. of thoughtfully designed living space—ideal for families or investors. This modern home features 3 spacious bedrooms plus a versatile den perfect for a home office, along with 2.5 well-appointed bathrooms, including a luxurious master ensuite with double sinks. The bright and airy living and dining areas are enhanced by LED light fixtures with 3-color changeable settings and stylish pot lights on the main floor. The contemporary kitchen includes a countertop island and stainless steel appliances, leading to a spacious balcony equipped with a natural gas line, perfect for outdoor seating and BBQs. The double-car attached garage features epoxy flooring and built-in storage shelves for added convenience. Additional highlights include central A/C, smart temperature control, a security system with cameras, a centralized water softener with a large-capacity tank (7&ndash;8), and a tankless RO system. Located just steps from a bus stop and minutes from major highways, shopping plazas, an upcoming school, and grocery stores, this home offers exceptional convenience and lifestyle. Whether you're looking for a comfortable residence or a prime investment property, this Redstone gem has it all.