

220 Redstone View NE  
Calgary, Alberta

MLS # A2198993



**\$395,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,246 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Lands		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 291
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome home to this 2 bedroom, 2.5 bath vacant home, available for you and your family to move in immediately! The main floor open concept living boasts a large kitchen with ample cupboards and quartz counters, a functional centre island, stainless steel appliances including an over the range microwave and a gas stove! The kitchen opens up to the dining room and living room area, with numerous windows providing natural light and direct access to your private balcony. The upper floor features two good sized bedrooms, a 4 piece main bathroom, and the convenience and practicality of the laundry room on the same level. Additionally, the Primary bedroom is complete with a 4 piece ensuite bathroom and large walk in closet. Completing this home is a single attached garage, ensuring your vehicles are sheltered year round from the elements. This energy efficient home includes fresh paint on the main floor, a recently installed 50L water tank and has been professionally cleaned for you. The park is located outside your front door, providing a huge benefit to a couple and young family. The general location offers you quick access to the ring road, airport, upcoming schools and transit, and is minutes away from premier shopping destinations like CrossIron Mills and Costco. Book your private viewing today to avoid disappointment!