



## 312 Redstone Avenue Calgary Alberta

\$724,990

This exceptional property offers a perfect combination of spacious living and premium upgrades. The main level features 3 generously sized bedrooms and 2.5 bathrooms, while the illegal basement suite adds 2 additional bedrooms, a full bathroom, and larger windows for abundant natural light. With 9-foot ceilings on both levels, the home feels open and inviting. The basement suite is currently rented, making it an excellent income opportunity. The upgraded kitchen on the main floor includes a premium gas range, perfect for culinary enthusiasts, while the master bedroom boasts a luxurious 4-piece ensuite with a soaking tub and standing shower. A two-zone furnace and central air conditioning ensure year-round comfort, keeping the home cozy in winter and cool in summer. The oversized 24x22 double car garage, paired with a fully landscaped and fenced yard, adds to the property's appeal. A paved back alley ensures convenient access, while a new roof in 2025 for both the house and garage provides durability and peace of mind. Located on a main avenue with priority snow clearing and easy access to Stoney Trail, the property also offers proximity to bus stops, school buses, and a nearby playground. This home is the ideal choice for families or investors seeking space, style, and thoughtful upgrades. (id:6769)

Primary Bedroom 13.33 Ft x 13.25 Ft

Bedroom 12.50 Ft x 9.92 Ft

Bedroom 12.50 Ft x 9.92 Ft

4pc Bathroom 9.17 Ft x 5.17 Ft

4pc Bathroom 14.33 Ft x 5.25 Ft

Bedroom 11.00 Ft x 8.50 Ft

Bedroom 11.00 Ft x 8.50 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

2pc Bathroom 5.25 Ft x 4.67 Ft

Other 10.58 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Central

**RE/MAX Realty Professionals**

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