

# \$665,000 - 452 Redstone Grove Ne, Calgary

MLS® #A2241225

**\$665,000**

4 Bedroom, 4.00 Bathroom, 1,580 sqft

Residential on 0.01 Acres

Redstone, Calgary, Alberta

**\*\*\*REDUCED PRICE\*\*\*** Nestled in one of Calgary's most sought-after and meticulously maintained communities, this exquisite home occupies a rare pie-shaped corner lot, offering enhanced privacy, abundant natural light through extra windows, and exceptional curb appeal. The fully fenced and landscaped backyard serves as a serene retreat for relaxation, entertaining guests, or providing a safe haven for children and pets. Upon entry, you're greeted by a formal dining area that exudes elegance. Flowing seamlessly from here is a dry bar that can double as a pantry, leading into the open-concept kitchen equipped with a central island. This space transitions effortlessly into a cozy living room featuring a gas fireplace, creating an inviting atmosphere for family gatherings and entertaining. Large windows frame views of the private backyard, enhancing the home's connection to nature. Upstairs, the home boasts three generously sized bedrooms and two full bathrooms, including a spacious primary suite complete with a luxurious ensuite bathroom—your personal sanctuary at the end of the day. The fully finished basement, accessible via a separate entrance, includes a large bedroom, a full 4-piece bathroom, a kitchen, and a spacious recreational area. Currently utilized as an illegal suite, it presents excellent potential for accommodating extended family or generating rental income, subject to city approval. Additional features include an oversized heated, insulated, and



drywalled garage, offering ample space for vehicles and storage, ensuring comfort throughout the year, and a stain-grade railing on the stairs, enhancing the home's interior with a touch of sophistication and warmth. Call your favorite realtor and book your private showing today.

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241225    |
| Price          | \$665,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,580       |
| Acres          | 0.01        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 452 Redstone Grove Ne |
| Subdivision | Redstone              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3N 0J3               |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Other, Park, Parking, Playground, Day Care |
| Parking Spaces | 4                                          |
| Parking        | Double Garage Detached                     |
| # of Garages   | 2                                          |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Gas Range                                               |
| Heating           | Central, High Efficiency                                                                                    |
| Cooling           | Central Air                                                                                                 |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Gas                                                                                                         |
| Has Basement      | Yes                                                                                                         |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                       |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Playground, Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Pie Shaped Lot, City Lot   |
| Roof              | Asphalt Shingle                                              |
| Construction      | Concrete, Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 25              |
| Zoning         | DC              |
| HOA Fees       | 126             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.