

\$579,000 - 306 Redstone Boulevard Ne, Calgary

MLS® #A2203734

\$579,000

5 Bedroom, 4.00 Bathroom, 1,414 sqft
Residential on 0.08 Acres

Redstone, Calgary, Alberta

Welcome to 306 Redstone Blvd NE, a stunning, move-in-ready gem nestled in the heart of Calgary's vibrant Redstone community. This meticulously maintained home is the perfect blend of modern upgrades, energy efficiency, and luxurious living. Whether you're a growing family, a savvy investor, or someone who loves to entertain, this property has it all!

RECENT UPGRADES:

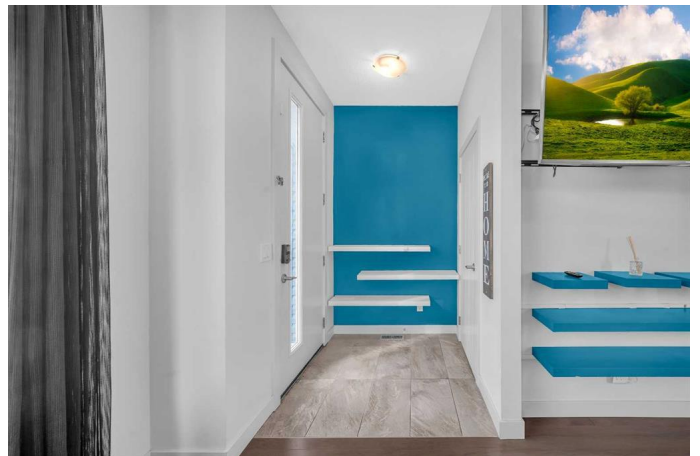
- 2022: Brand-new hardwood floors and a state-of-the-art hot water tank installed.
- 2023: A powerful 8kW solar panel system (20 panels!) was added, slashing your energy bills and reducing your carbon footprint. Plus, enjoy enhanced privacy with new fencing in the fully fenced backyard.
- 2024: A new water softener ensures your home's water is pure and gentle.
- 2025: The home shines with brand-new siding and a fresh garage roof, delivering long-lasting protection for years to come.

HEATED, DETACHED DOUBLE GARAGE

Say goodbye to icy windshields and chilly mornings! The insulated, double-detached garage is perfect for car enthusiasts, DIY projects, or extra storage.

Spacious & Versatile Living - 2047.84 sqft of livable area! NO CONDO FEES!

- Main Floor: A cozy yet open layout with a convenient ½ bath, perfect for guests.



- Upstairs: Three generously sized bedrooms and two full baths, including a luxurious primary suite.
- Basement: Fully finished with two additional bedrooms and a full bath, ideal for a growing family, guests, or a home office.

Outdoor Oasis

The backyard is your private retreat, complete with a gas line for your BBQ—perfect for summer cookouts and entertaining under the stars. The new fencing adds both style and privacy, making it the ultimate space to relax or play.

ENERGY EFFICIENCY MEETS SAVINGS

With 20 solar panels installed in 2023, this home is as eco-friendly as it is cost-effective. Imagine slashing your energy bills while doing your part for the planet!

Location

Redstone is one of Calgary's most sought-after neighbourhoods, offering easy access to schools, parks, shopping, and major transportation routes. You're not just buying a home—you're investing in a lifestyle.

DON'T WAIT—THIS ONE WON'T LAST!

With its unbeatable upgrades, prime location, and endless potential, 306 Redstone Blvd NE is the home you've been searching for. Schedule your showing today and make this dream home YOURS before it's gone!

Built in 2017

Essential Information

| | |
|----------|-----------|
| MLS® # | A2203734 |
| Price | \$579,000 |
| Bedrooms | 5 |

| | |
|----------------|---------------|
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,414 |
| Acres | 0.08 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 306 Redstone Boulevard Ne |
| Subdivision | Redstone |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3N 1K3 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Playground, Other |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Heated Garage, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Bidet |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Electric Oven, Gas Water Heater, Water Softener |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | BBQ gas line |
| Lot Description | Back Lane, Corner Lot |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 8th, 2025 |
| Days on Market | 26 |
| Zoning | M-G |
| HOA Fees | 126 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.