

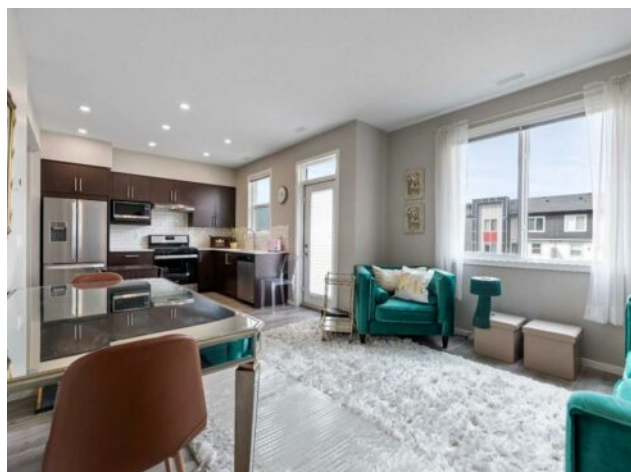


DON'T GAMBLE WITH YOUR HOME.
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203, 130 Redstone Walk NE
Calgary, Alberta

MLS # A2239375



\$379,000

Division:	Redstone		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,111 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 356
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: NA

****AMAZING PRICE IMPROVEMENT**** Welcome to 203-130 Redstone Walk NE, a spectacular end-unit townhouse in the heart of Redstone that delivers on every front for a vibrant, growing family-focused lifestyle. Home Highlights: Bright and open 1,111?sq?ft on two levels, this home features an airy, open-concept main floor anchored by a sleek chef's kitchen—quartz countertops, stainless steel appliances and ample space for entertaining. Expansive outdoor space: Step out to your balcony adjacent to lush green-space ideal for morning coffee, outdoor dining or simply watching the kids play. Three generous bedrooms upstairs offer flexibility—kids' rooms, guest room, home office, a full bathroom and convenient upper laundry enhance daily ease. Family pleasant extras: Powder room on main, single attached garage (finished) and extra parking spot outside of garage with abundant visitor parking to make life smoother for growing families. A Playground-Ready Community: Steps from your door, discover a modern playground and green amenities —including BBQ areas, pergolas, fire pit and ample open lawn —custom-built for family time and friendly gatherings. Extensive walking and biking paths dotted throughout the community encourage healthy outdoor activity and safe exploration. The home's back-on-park positioning gives children a joyful play area and parents peace of mind. New Elementary School: A Family Game-Changer and just moments away, a brand-new elementary school is slated to open its doors in the near future transforming school drop-offs into a short, safe walk. Ideal for families with young kids, this proximity means more time for evening routines, family dinners and weekend fun. Lifestyle & Convenience: Quick connections to Stoney Trail, Deerfoot Trail, CrossIron

Mills retail hub, Costco and the Calgary International Airport make errands and travel effortless. Public transit access at your doorstep ensures car-free mobility option across Calgary. Located in a newly built, vibrant neighbourhood, this is a smart investment in community infrastructure and growing value. Imagine weekday mornings with relaxed school drop-offs, afternoons spent cycling the pathways or swinging at the playground just steps from home and quiet evenings unwinding on your balcony overlooking greenery. Playdates and family time by the fire pit become new traditions. This townhouse isn't just a home—it's the lifestyle foundation your family has been waiting for. Priced at \$379,000, this home offers wonderful value in today's market—especially with a brand-new elementary school just a stone's throw away. Seize the opportunity and step into a life that places your family at the centre. This is your chance to enter the Real Estate market and build equity as prices favour buyers! Contact your Realtor today for a private tour.