



**9 Redstone Common NE
Calgary, Alberta**

MLS # A2302793



\$559,999

Division:	Redstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,501 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this FORMER SHOW HOME semi-detached gem in the vibrant community of Redstone NE, Calgary! Thoughtfully upgraded and meticulously maintained, this stunning home offers a LEGAL BASEMENT SUITE, DOUBLE DETACHED GARAGE, AIR CONDITIONING, DECK, and FULLY FENCED & LANDSCAPED YARD — truly a complete package for homeowners and investors alike. Step inside to a bright and inviting open-concept main floor designed for modern living. The spacious living room flows seamlessly into the dedicated dining area and an upgraded kitchen that will impress any home chef. Featuring sleek quartz countertops, stainless steel appliances, ample cabinetry, and a large kitchen island perfect for entertaining, this space is both functional and stylish. Heading upstairs, you are welcomed by elegant glass railings along the staircase and three well-placed windows that flood the area with natural light. The upper level boasts a beautiful primary bedroom with vaulted ceilings, creating an airy and luxurious retreat. The primary ensuite includes his & her dual sinks and a standing shower. Two additional generously sized bedrooms share a full bathroom, and the strategically placed upper-level laundry adds everyday convenience. A major highlight of this property is the 1-bedroom LEGAL BASEMENT SUITE with a separate side entrance. This self-contained suite offers a bedroom, full bathroom, kitchen, and living space — ideal for rental income or extended family. Outside, enjoy a fully fenced and landscaped backyard complete with a great-sized deck — perfect for summer BBQs and gatherings. The double detached garage provides secure parking and protection from harsh Canadian winters. Located within walking distance to a future school, parks, and plaza, this home offers exceptional accessibility

— just 2 minutes to Stoney Trail, 4 minutes to Deerfoot Trail, 10 minutes to Calgary International Airport, and 20 minutes to Downtown Calgary. This property truly checks all the boxes — style, functionality, location, and income potential. Don't miss your opportunity to own this exceptional home. Book your showing today! Happy Showings!