



**158 Redstone Common NE
Calgary, Alberta**

MLS # A2318220



\$609,900

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,609 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	None, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

Welcome to this pristine, turn-key property built by the award-winning Broadview Homes. Offering a seamless blend of modern luxury and incredible financial flexibility, this immaculate residence is a rare find in today's market. Whether you are looking for a savvy investment, a property with "mortgage-helper" potential, or a multi-generational living setup, this home delivers on every level. Step inside to an open-concept main floor defined by soaring 9' ceilings, knockdown textures, and rich hardwood flooring. The expansive great room serves as the ultimate gathering space, anchored by a show-stopping floor-to-ceiling tile gas fireplace. The chef-inspired kitchen is as functional as it is beautiful, boasting: Premium granite countertops that run throughout the entire home. Sleek stainless steel appliances and a generous central island. A sunlit dining nook with direct access to your private 10' x 9' 6" rear deck—perfect for summer BBQs. Upstairs, the intelligent layout features a dedicated upper-floor laundry area and three generously sized bedrooms. The primary retreat is a private oasis, complete with a large walk-in closet and a luxurious full ensuite bath. One of the most valuable features of this property is the professionally finished lower level. Accessible via a completely private side entrance, this self-contained illegal suite features a full kitchen, a spacious bedroom, a 4pc bathroom, and plenty of natural light. It is perfectly positioned for extended family, long-term guests, or a lucrative rental setup. Situated on a remarkably quiet, family-friendly street, the location offers the absolute best of Calgary living. You are steps away from local green spaces, parks, and transit, and just minutes from major shopping centers. For commuters, unprecedented access to Stoney Trail and Deerfoot Trail means the entire city is right at your doorstep.