



**125 Redstone Common NE
Calgary, Alberta**

MLS # A2328004



\$639,000

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|------------------|---|---------------|-------------------|
| Division: | Redstone | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,851 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Corner Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) | | |
| Inclusions: | n.a | | |

UNBEATABLE VALUE ON A PRIME CORNER LOT! This exceptional, fully developed duplex sits on a corner lot and backs directly onto a playground and green space with no rear neighbour's. It is the dream setup for kids to play safely while you watch from the comfort of your own home. Freshly painted and featuring professionally shampooed carpets, this turn-key property is a rare find for first-time buyers and growing families looking for maximum value. Peace of mind comes built-in with a brand-new roof and siding completed in 2025. The bright, open-concept main floor is designed for effortless everyday living and entertaining. At the heart of the home is a chef's kitchen boasting built-in stainless steel appliances, beautiful granite countertops, and a spacious walk-in pantry. Large south-facing windows flood the adjoining dining and living rooms with natural sunlight all day long. A functional mudroom, front foyer, and powder room complete the main level, providing direct access to your double attached garage. Upstairs, discover a spacious bonus room complete with a skylight—perfect for a home office, media room, or play area. The upper level features a dedicated laundry room, a 4-piece bathroom, and three generous bedrooms. The massive primary retreat serves as your personal oasis, featuring a large walk-in closet and a luxurious 5-piece ensuite. The fully finished basement offers incredible versatility, complete with a fully equipped bar. This massive, flexible space is ideal for a day home, home business, or ultimate rec room. Step outside into your sunny, south-facing backyard to enjoy the spacious deck, a large storage shed, and a clean, poured concrete pathway leading right out toward the park. Located just minutes from local shops, parks, and major transit routes, with quick access to the Calgary International Airport. Best of all, a future neighborhood

school has officially been approved for development right in the community. Don't miss out on this exceptional Redstone property—schedule your private showing today!