

109 Redstone Circle NE
Calgary, Alberta

MLS # A2311502



\$359,900

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,516 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, On Street, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained townhouse offering just over 1,500 sq. ft. of thoughtfully designed living space in the sought-after community of Redstone. From the moment you arrive, you'll appreciate the clean, modern exterior and the well-kept setting that makes this home feel inviting from the start. Step inside to a spacious foyer just off the attached single garage, offering an ideal setup for a practical mudroom with room for shoes, coats, and additional storage. Whether you're coming home from work or bringing in groceries, this entryway helps keep everyday items organized and tucked away. The lower level also features a versatile den, perfect for a home office, study area, hobby space, kids' play area, or additional storage depending on your needs. Head upstairs to the bright and open main living area, where 9-foot ceilings and large windows create an airy, welcoming feel throughout the space. The open-concept layout flows seamlessly from the living room to the dining area, making it well-suited for both everyday living and entertaining guests. Step out onto one of two balconies, offering additional outdoor space to enjoy your morning coffee or unwind at the end of the day. The kitchen is a standout feature, offering not one but two islands with eating ledges, giving you extra prep space, casual seating, and plenty of room to gather. Stainless steel appliances, tile backsplash, an over-the-range microwave, and ample cabinetry make this kitchen both stylish and practical. Upstairs, you'll find two spacious primary bedrooms, each complete with its own private ensuite and generous closet space. This rare and highly desirable layout is ideal for roommates, guests, or families looking for added privacy and flexibility. Convenient upper-level laundry adds further ease to daily living. Located in the vibrant and growing

community of Redstone, this home is close to parks, playgrounds, shopping, dining, and public transit, with quick access to Deerfoot Trail and Stoney Trail for an easy commute. CrossIron Mills is also just a short drive away. With just over 1,500 sq. ft. of living space, a den, two balconies, dual primary bedrooms, an attached garage, and modern finishes throughout, this is a fantastic opportunity in one of Northeast Calgary's fastest-growing communities. A must see.