



THE
A-TEAM

**RE/MAX
FIRST**

110 RED SKY Green, Calgary T3N 0V6

MLS®#: **A2148940**

Area: **Redstone**

Listing Date: **07/12/24**

List Price: **\$959,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**

Finished Floor Area
Abv Sqft: **2,496**
Low Sqft:
Ttl Sqft: **2,496**

Lot Information

Lot Sz Ar: **3,853 sqft**
Lot Shape:

DOM

66
Layout
Beds: **6 (4 2)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**
Park Feat: **Double Garage Attached,Heated Garage**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Granite Counters,Kitchen Island,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`4" x 10`4"	3pc Bathroom	Main	4`11" x 10`0"
Kitchen	Main	9`5" x 12`8"	Pantry	Main	5`9" x 9`11"
Kitchen	Main	16`9" x 12`6"	Dining Room	Main	11`11" x 9`10"
Living Room	Main	14`0" x 15`3"	Office	Main	9`3" x 13`1"
5pc Ensuite bath	Second	8`7" x 9`9"	Bedroom - Primary	Second	14`3" x 14`11"
Walk-In Closet	Second	7`10" x 6`0"	Bedroom	Second	10`8" x 10`0"
Walk-In Closet	Second	4`2" x 4`4"	Bonus Room	Second	14`0" x 13`1"

5pc Bathroom	Second	10`8" x 5`0"	Bedroom	Second	9`11" x 10`8"
Laundry	Second	7`8" x 7`5"	Bedroom	Second	11`2" x 11`4"
4pc Ensuite bath	Second	4`11" x 9`9"	Walk-In Closet	Lower	7`2" x 3`1"
Bedroom	Lower	9`10" x 10`6"	Flex Space	Lower	13`0" x 13`0"
Storage	Lower	5`0" x 3`5"	Kitchen	Lower	11`3" x 9`8"
3pc Bathroom	Lower	4`11" x 8`8"	Other	Lower	15`7" x 7`4"
Storage	Lower	6`11" x 10`1"	Bedroom	Lower	8`6" x 11`7"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1N**
 Legal Desc: **1611982**

Remarks

Pub Rmks: **Welcome to this STUNNING, BRIGHT, and OPEN over 3300 sq ft 2 Storey home backing on to GREEN SPACE, in the pristine community of Redstone. As you enter this gorgeous home you are welcomed by the open and bright foyer and the open floor concept will just amaze you. This beautiful two-story home is loaded with upgrades and it offers 4 BEDROOMS plus DEN and 4 full bathrooms. The main floor offers a 9FT high ceiling, a den (that can be easily converted into a bedroom) a bright living room with a view of the green space in the back offers huge windows and a beautiful gas fireplace to make you feel cozy, a formal dining area, and an expansive GOURMET KITCHEN complemented with beautiful ceiling high Espresso cabinetry, beautiful backsplash, UPGRADED stainless steel appliances, a huge pantry and a huge center island. The main floor is completed with a 3-PC full bathroom. Leading out of the Dinning area there is a massive deck, and patio facing the green space, the backyard garden is well organized and has a wood fire pit and bench sitting. Offering immense entertaining options. Heading up the railed stairs to the second floor, you will find a huge bonus room, two primary bedrooms, and two other good-sized bedrooms. Your first primary retreat is full of oversized windows providing you with lots of sunlight and green space views. You will be blown away by the dreamy 5-piece en-suite bathroom containing a shower, dual vanities, and a jetted tub. This primary retreat also has a huge walk-in closet. The second primary bedroom also has a 4 piece en-suite. The upper floor also offers 2 more generous-sized bedrooms and a 5-pc bathroom with dual vanities. The house has LEGAL BASEMENT SUIT with 2 bedrooms, 1 Bath, separate laundry and a storage room. Rented at \$1500 per month plus 40% Utilities. There is a CENTRAL AUDIO SYSTEM with 4 speakers on the main floor and 2 speakers in the bonus room on the second floor. The attached double car is HEATED and has a LEGAL SPICE KITCHEN. The home is equipped with central AC system for your comfort. This home is close to walkways, parks, and public transit services, and is a short drive to all major amenities. The Redstone community is conveniently located at the corner of Metis Trail and Stony Trail. Don't miss out on this exclusive and rare opportunity to call this dreamy home yours!**

Inclusions: **NONE**
 Property Listed By: **RE/MAX Complete Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123