



THE
A-TEAM

**RE/MAX
FIRST**

224 RED SKY Way, Calgary T3N 1N2

MLS® #: **A2151057**

Area: **Redstone**

Listing Date: **07/29/24**

List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **4,025 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,878**
Low Sqft:
Ttl Sqft: **2,878**

DOM

51
Layout
Beds: **6 (6)**
Baths: **5.5 (5 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	9`4" x 3`0"
Bedroom	Main	9`10" x 10`0"
Dining Room	Main	11`7" x 9`4"
Kitchen	Main	12`10" x 16`0"
Spice Kitchen	Main	7`4" x 9`0"
4pc Bathroom	Upper	8`4" x 5`0"

Room	Level	Dimensions
3pc Ensuite bath	Main	4`11" x 8`4"
Bedroom - Primary	Main	12`11" x 9`7"
Foyer	Main	9`8" x 7`0"
Living Room	Main	14`11" x 16`3"
3pc Ensuite bath	Upper	4`11" x 8`3"
4pc Ensuite bath	Upper	8`4" x 5`0"

Bedroom - Primary **Upper** **13`1" x 9`9"**
Laundry **Upper** **9`4" x 6`0"**
Bedroom - Primary **Upper** **15`7" x 16`1"**
5pc Ensuite bath **Upper**
Walk-In Closet **Upper**
Walk-In Closet **Upper**

Bedroom **Upper** **13`1" x 9`8"**
Loft **Upper** **13`8" x 20`1"**
Bedroom - Primary **Upper** **13`7" x 14`1"**
Walk-In Closet **Upper**
Walk-In Closet **Upper**

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1s**
 Legal Desc: **1811849**

Remarks

Pub Rmks: ****2 Main Level Bedrooms & 3pc Bath** Spice Kitchen with Gas Stove & Pantry | Chef's Kitchen with Gas Cooktop & Built-in Stainless Steel Appliances | 3 Upper Level Primary Bedrooms with Walk-in Closets & Ensuite Bathrooms | 4th Upper Level Bedroom with Walk-in Closet | Upper Level Laundry Room with Sink | Upper Level Family Room | Central Air | Gas Line for BBQ | Expansive Living Space | Ample Natural Lighting | Open Floor Plan | High Ceilings | No Maintenance Landscaping | Double Attached Garage | Alley Access. Welcome to this stunning 2-storey family home with 6 beds, 5.5 baths and plethora of living space. This main level features a stunning open floor plan between the kitchen, dining and living spaces. The chef's kitchen is outfitted with quartz countertops, full height cabinets, a gas cooktop, built-in stainless steel appliances and a large centre island with barstool seating. Off the kitchen is a spacious spice kitchen with a gas stove and open shelving pantry storage for dry goods. The dining room is paired with sliding glass doors to the back patio with a gas line BBQ for easy indoor/outdoor dining! The living room is centred with a stylish electric fireplace and framed with built-in storage on either side. The 2 bedrooms on the main level are a bonus! The primary has a cheater door to the 3pc bath with a walk-in shower. The main level is complete with a 2pc bath & a foyer with closet storage for coats and boots. Upstairs holds 3 primary bedrooms & 1 additional bedroom with plus carpet, 4 bathrooms, a sizeable family room and laundry room. The 1st primary bed has a 5pc ensuite bath with a deep soaking tub, double vanity, walk-in shower & private washing closet. The deep walk-in closet is a treat! The 2nd primary bed has a 3pc ensuite & walk-in closet. The 3rd primary bed has a 4pc ensuite bath & walk-in closet. The final bedroom on this upper level is spacious and has a walk-in closet. The upper level family room is a great addition to the living space for family time in the evenings. The laundry room is fit with a sink and linen closet storage. Downstairs has a separate side entrance! The basement is partially finished with a wet bar with cabinets above and below. As the plumbing is already outfitted in the basement, the possibilities are endless for a space to fit your family's needs! The large backyard requires no maintenance as its fully paved! This is a great space for an outdoor dining set! The front attached garage & driveway allows for 4 vehicles to be parked at any time plus street parking is readily available too. This home is steps away from the future CBE Elementary and sports field in the 2025-2028 Calgary Board of Education Planning. Easy transportation access to major highways including Stoney Trail, Deerfoot Trail and its close to the Calgary International Airport for when family and guests visit. Hurry and book your showing at this incredible home today!**

Inclusions: **Spice Kitchen: Gas Stove, Range Hood**
 Property Listed By: **RE/MAX Crown**

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









