



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**171 RED SKY Crescent, Calgary T3N 1R2**

MLS®#: **A2165079**      Area: **Redstone**      Listing Date: **09/19/24**      List Price: **\$999,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **6,673 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,572**  
 Low Sqft:  
 Ttl Sqft: **2,572**

DOM

**0**  
Layout  
 Beds: **7 (5 2 )**  
 Baths: **5.0 (5 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Interior Lot,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

| <u>Room</u>   | <u>Level</u> | <u>Dimensions</u> | <u>Room</u>      | <u>Level</u> | <u>Dimensions</u> |
|---------------|--------------|-------------------|------------------|--------------|-------------------|
| 4pc Bathroom  | Main         | 8`5" x 5`0"       | Dining Room      | Main         | 11`7" x 12`0"     |
| Foyer         | Main         | 6`8" x 7`11"      | Kitchen          | Main         | 11`7" x 16`0"     |
| Living Room   | Main         | 13`5" x 15`9"     | Bedroom          | Main         | 11`2" x 10`0"     |
| Spice Kitchen | Main         | 8`9" x 6`7"       | 3pc Ensuite bath | Upper        | 8`8" x 4`11"      |
| 4pc Bathroom  | Upper        | 8`8" x 4`11"      | 5pc Ensuite bath | Upper        | 11`5" x 16`3"     |
| Bedroom       | Upper        | 12`5" x 9`11"     | Bedroom          | Upper        | 12`6" x 9`11"     |

|                             |                 |                      |                          |                 |                       |
|-----------------------------|-----------------|----------------------|--------------------------|-----------------|-----------------------|
| <b>Bedroom</b>              | <b>Upper</b>    | <b>13`6" x 13`1"</b> | <b>Den</b>               | <b>Upper</b>    | <b>12`2" x 16`0"</b>  |
| <b>Laundry</b>              | <b>Upper</b>    | <b>6`2" x 7`2"</b>   | <b>Bedroom - Primary</b> | <b>Upper</b>    | <b>13`1" x 16`2"</b>  |
| <b>Walk-In Closet</b>       | <b>Upper</b>    | <b>7`11" x 5`10"</b> | <b>4pc Bathroom</b>      | <b>Basement</b> | <b>4`11" x 9`2"</b>   |
| <b>Bedroom</b>              | <b>Basement</b> | <b>9`7" x 15`5"</b>  | <b>Bedroom</b>           | <b>Basement</b> | <b>10`7" x 12`11"</b> |
| <b>Family Room</b>          | <b>Basement</b> | <b>13`7" x 17`0"</b> | <b>Kitchen</b>           | <b>Basement</b> | <b>13`7" x 14`11"</b> |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>7`5" x 13`1"</b>  |                          |                 |                       |

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **1910079**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **\*\* Legal 2 Bedroom Basement Suite \*\* | Main Level Bed & 4pc Bath | Chef's Kitchen | Spice Kitchen | Quartz Countertops | Built-in Stainless Steel Appliances | Gas Cooktop & Gas Stove | Open Floor Plan | Electric Fireplace | Expansive Living Space | Wide Plank Vinyl Flooring | 2 Upper Level Primary Bedrooms | Upper Level Bonus Room & Laundry Room | Separate Entry To Basement | 9Ft Basement Ceilings | Basement Laundry | Pie Lot | Fully Fenced | Landscaped | Front Double Attached Garage & Driveway. Welcome home to 171 Red Sky Crescent, a stunning 2-storey family home with 7 bedrooms- 5 bedrooms throughout the main & upper levels & 2 bedrooms in the legal basement suite. Open up the french doors to a large foyer with double door closet storage & a large window to fill the space with natural sunlight. The open floor plan kitchen, dining & living rooms are grand & the perfect space for entertaining friends & family. The beautiful chef's kitchen is finished with quartz countertops, stainless steel appliances, a gas cooktop, ample cabinet storage & a large centre island with built-in storage. The peninsula breakfast bar is a great space for small meals as its paired with barstool seating. Keep this kitchen sparkling & use the spice kitchen outfitted with a gas stove, range hood, single basin sink, cabinet storage & open shelf pantry storage. The dining room is bright & spacious; enjoy formal meals here with family. Off the dining room is a door to the backyard. The living room is centred with an electric fireplace with a wide tile backsplash & mantle above making a great space for decor. Upstairs holds 4 bedrooms, 3 full bathrooms, a bonus room & laundry room. The 1st primary bedroom is a personal oasis with a deep walk-in closet & private 5pc ensuite. The ensuite has a deep soaking tub, walk-in shower, a double vanity with a quartz countertop & a private washing closet. The 2nd primary bed has a walk-in closet & private 3pc ensuite. Bedrooms 2 & 3 on this upper level share the main 4pc bathroom. The bonus room upstairs is a great addition to family seating for a relaxing & comfortable space for the evenings. The laundry near all the bedrooms is a home owners dream of convenience! Downstairs, the 2 bedroom legal basement suite has a separate side entry, high ceilings, egress windows, pot lighting & plenty of living space. The kitchen in the basement has a beautiful contrast of black countertops & white cabinets, stainless steel appliances & a double basin sink. The open floor plan kitchen & family room allow for both a space of living & dining on this level. The 2 bedrooms are large, each with great closet storage & share the main 4pc bath with a tub/shower combo. The laundry on this level is a stacked washer/dryer tucked into a hall closet so its not taking away from any living space! Outside is a large backyard with plenty of space to enjoy. Hurry and book a showing at this incredible home today!**

Inclusions:  
 Property Listed By: **Spice Kitchen: Gas Stove, Range Hood. Basement: Stove, Range Hood, Refrigerator, Washer, Dryer. RE/MAX Crown**

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



















