



THE
A-TEAM

**RE/MAX
FIRST**

83 RED SKY Crescent, Calgary T3N1P8

MLS®#: **A2166000** Area: **Redstone** Listing Date: **09/16/24** List Price: **\$849,990**
 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: **4,068 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,316**
 Low Sqft:
 Ttl Sqft: **2,316**

DOM

3
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,City Lot,Lawn,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Central,Fireplace(s)** Flooring: **Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Chandelier,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`8" x 4`11"	Dining Room	Main	10`6" x 10`6"
Family Room	Main	12`6" x 16`6"	Kitchen	Main	13`3" x 19`1"
Living Room	Main	9`0" x 12`5"	Storage	Main	3`5" x 6`1"
4pc Bathroom	Second	8`4" x 4`11"	5pc Ensuite bath	Second	10`1" x 12`9"
Bedroom	Second	10`0" x 10`0"	Bedroom	Second	10`1" x 10`0"
Bedroom	Second	12`1" x 13`1"	Bedroom - Primary	Second	12`8" x 16`7"
Laundry	Second	5`7" x 10`4"	Bonus Room	Second	12`8" x 14`0"

Walk-In Closet
Bedroom
4pc Bathroom

Second
Basement
Basement

6`7" x 7`9"
10`1" x 11`0"
13`3" x 6`0"

Bedroom
Kitchen With Eating Area
Furnace/Utility Room

Basement
Basement
Basement

11`8" x 10`3"
16`10" x 11`0"
12`10" x 6`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910079

Zoning:
R1

Remarks

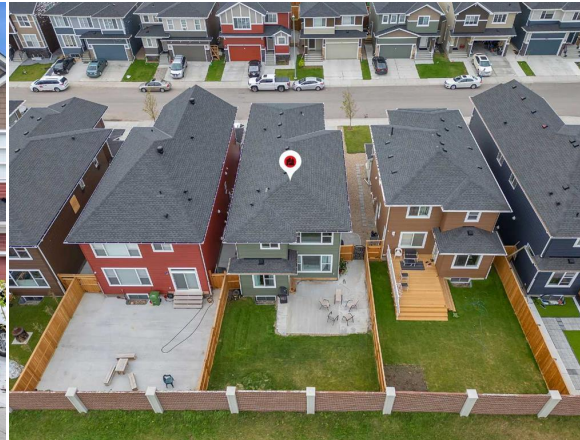
Pub Rmks:

Welcome to 83 Red Sky Cres, Built in 2022 only 2 years old, 3215 Square feet of Developed Space, Conventional Lot, Beautiful Layout of 4+2 bedroom + Bonus room + Flex room & 4 Full Bathroom, located in Convenient Location of Redstone Community, Less than 15 minutes drive to Calgary International Airport & CrossIron Mills Shopping Mall. Main Floor offers a Beautiful Layout includes Flex room, Full Bathroom with Standing Shower, Stained Kitchen Cabinets with Quarts Island, Gas Stove, Pantry, Large Family Room with electric Fireplace & Bright Dining Room with Easy access to Backyard. Upper level Designed very well offers 4 bedrooms & Large Bonus room with plenty of windows to bring Natural light. Master bedroom offers Beautiful open views at back, leave your curtains open, no Neighbors at back, master bathroom offers Soaker Tub, Double Sink, standing shower & separate toilet room, You will find another one of bedroom is also attached with full bathroom, plenty of Storage space in Laundry room for your cloths, This Home will offer Mortgage Help by renting out 2 Bedroom Legal Suite basement which can be easily rent out around \$1500 monthly. Extended Concrete Driveway offers plenty of car-parking, concrete Side walk & backyard concrete work, Central Air-Conditioning to keep the house cool in Summer Months, Double car Garage offers lots of Custom built Shelving for Storages, Great property for Growing Family & investors, Price aggressively, Book your showing Today.

Inclusions:
Property Listed By:

N/A
Real Broker

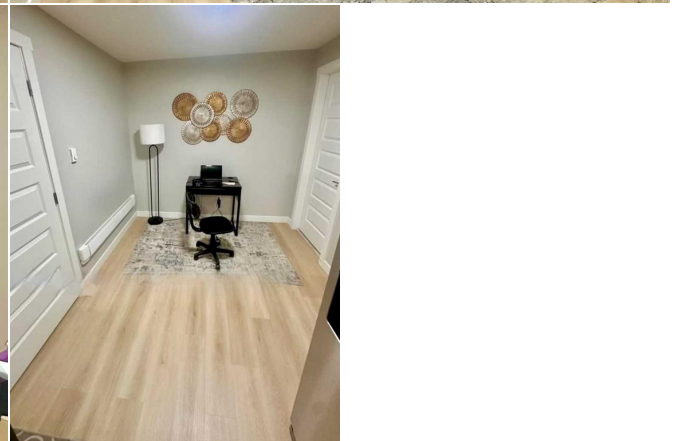
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

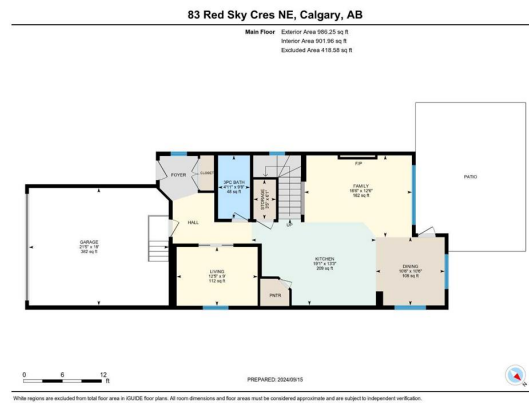
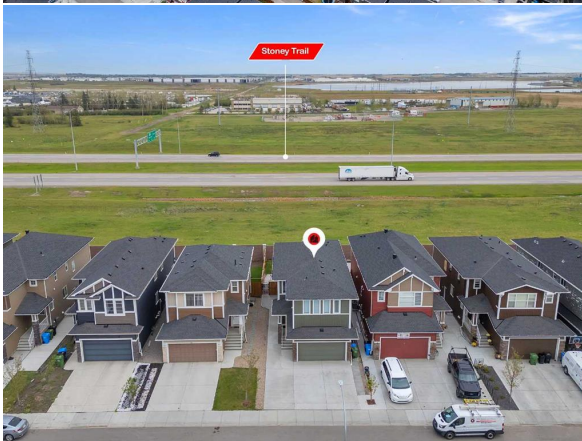
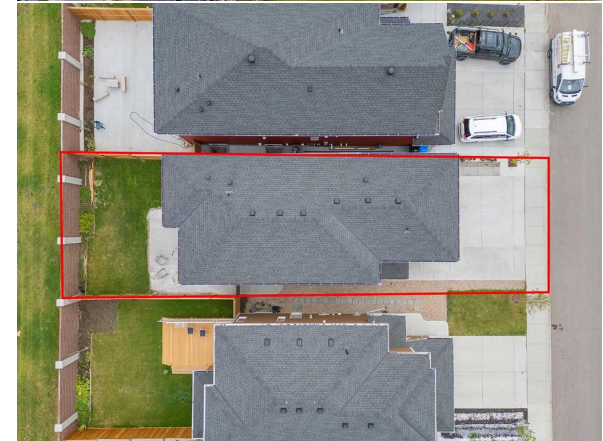
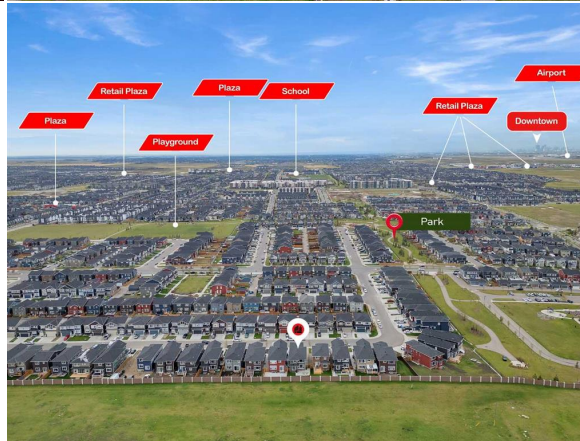
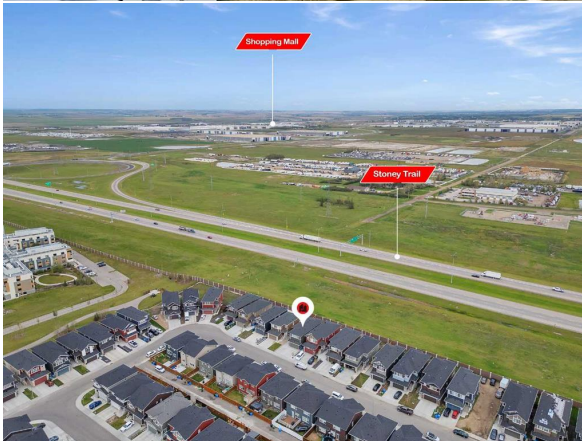
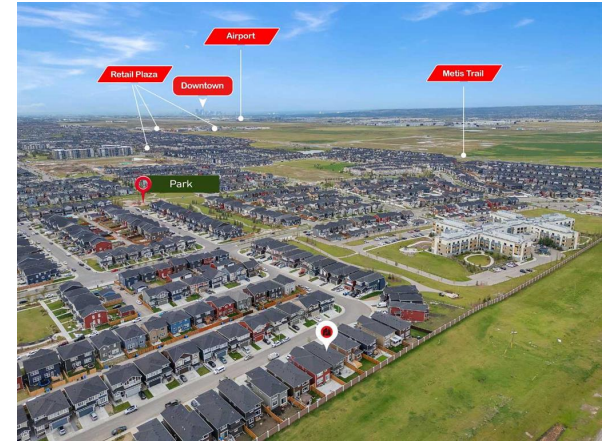




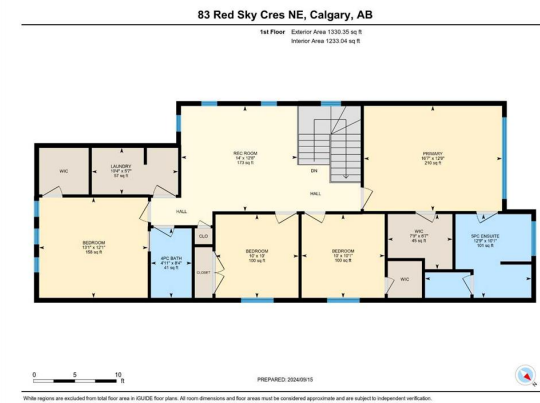








White regions are excluded from total floor area in 100% floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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83 Red Sky Cres NE, Calgary, AB

Basement Exterior Area 898.44 sq ft
Interior Area 823.15 sq ft



PREPARED 2024/05/15



While regions are excluded from total floor area in GSE/DE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.