



THE
A-TEAM

**RE/MAX
FIRST**

69 RED SKY Way, Calgary T3N0X6

MLS®#: **A2167046**

Area: **Redstone**

Listing Date: **09/19/24**

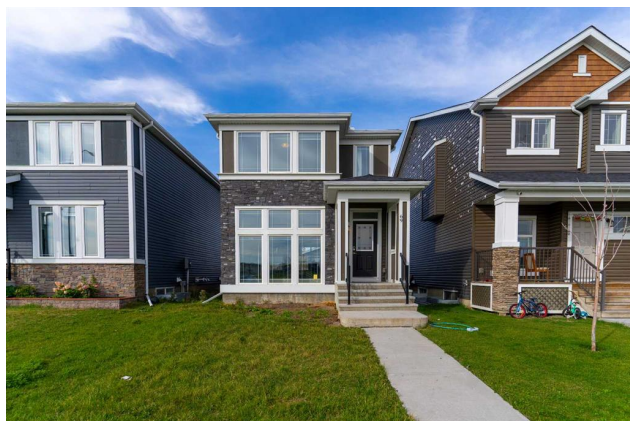
List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**
Lot Information
Lot Sz Ar: **3,102 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,557**
Low Sqft:
Ttl Sqft: **1,557**

DOM

62
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Front Yard,Interior Lot,Landscaped,Street Lighting**
Park Feat: **Alley Access,Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Electric Range,Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`7"
Kitchen	Main	13`1" x 15`9"
4pc Bathroom	Upper	5`5" x 8`2"
Bedroom	Upper	10`0" x 11`4"
Bedroom - Primary	Upper	13`3" x 15`0"

Room	Level	Dimensions
Dining Room	Main	10`0" x 8`1"
Living Room	Main	14`10" x 15`5"
4pc Ensuite bath	Upper	9`3" x 8`11"
Bedroom	Upper	9`5" x 10`3"
Game Room	Basement	17`11" x 18`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1612791

Remarks

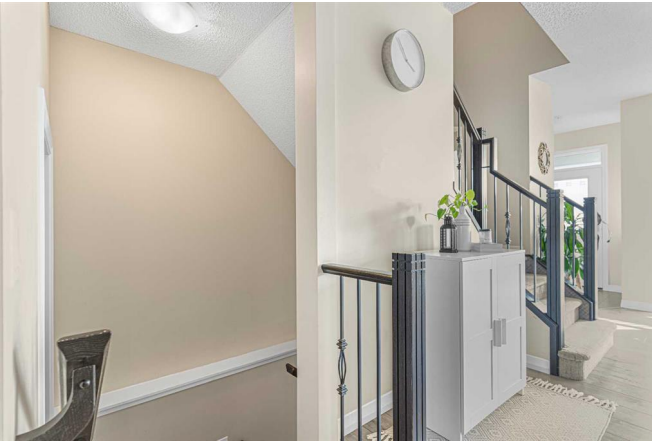
Pub Rmks: **ACROSS PARK | CONVENTIONAL LOT | DOUBLE GARAGE | DETACHED | FULLY FENCED** Welcome to 69 Red Sky Way, this 1,550+ Sq ft beautiful detached house is situated **ACROSS PARK** at Conventional Lot and is loaded with tons of upgrades including but not limited to a Front Porch, Big Windows, Granite Kitchen Countertops, Spindle Railing, Upgraded Kitchen Cabinets, Tankless Water Heater, Deck, Oversized Double Garage, Fully Fenced & Landscaped Backyard. Situated in the vibrant community of Redstone, Step inside to discover a beautifully designed open floor plan that features a spacious living room, ideal for family gatherings and entertaining guests. The modern kitchen is a chef's dream, complete with granite countertops, Double-sided cabinets on Island, top-of-the-line stainless steel appliances, and huge cabinets perfect for all your culinary creations. Additionally, this level offers open to below the basement, big windows for sunlight and a refreshing view of the park. The main level also includes a convenient two-piece bathroom and a practical mudroom, adding to your daily comfort and functionality. Head upstairs with Spindle railing, to find three well-sized bedrooms, each thoughtfully designed to accommodate your needs. The primary bedroom is a private retreat with a beautiful view of the park, boasting a luxurious 4-piece ensuite bathroom with a standing shower and a generous walk-in closet, providing ample space for your wardrobe and accessories. The two additional bedrooms are comfortably sized, making them perfect for family members, guests, or a home office. Plus, the convenience of a 3-piece bath on this floor ensures easy access for all occupants. Additionally, a dedicated laundry area on this floor further adds to the convenience of daily living. The basement offers a Big recreational room with Natural sunlight through the basement open to the below feature. The fully landscaped backyard offers a generous size DECK & Oversized DOUBLE CAR GARAGE. Excellent location within walking distance to the nearby shopping complex, parks, playgrounds, future school site, and Bus stop . Suitable for First-time home buyers and Investors.

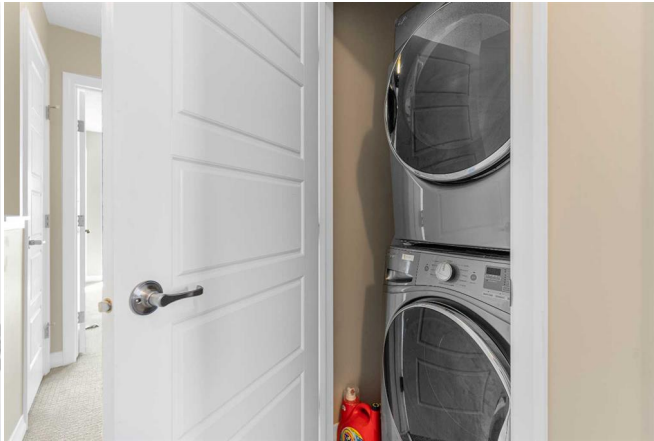
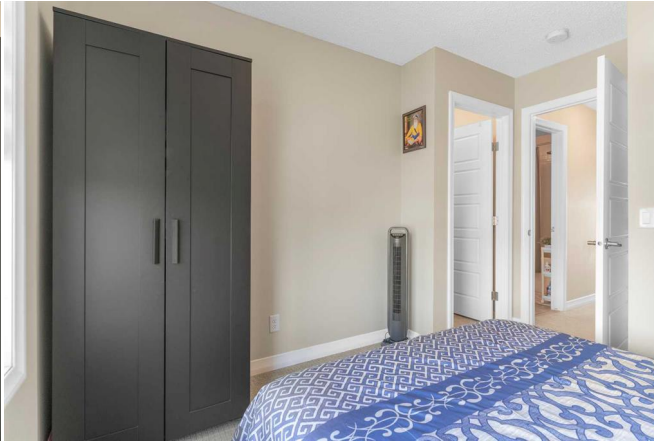
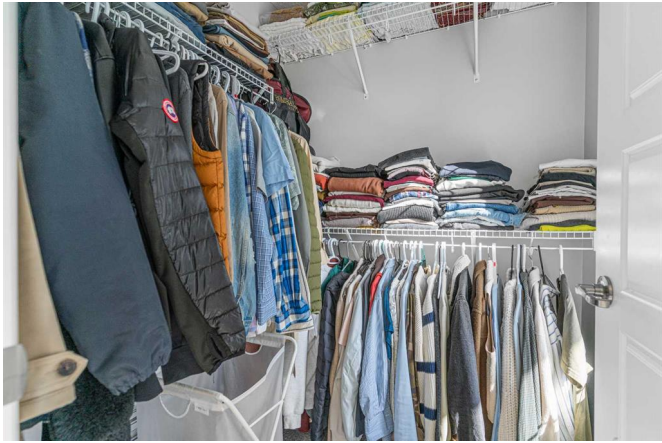
Inclusions: **None**
Property Listed By: **eXp Realty**

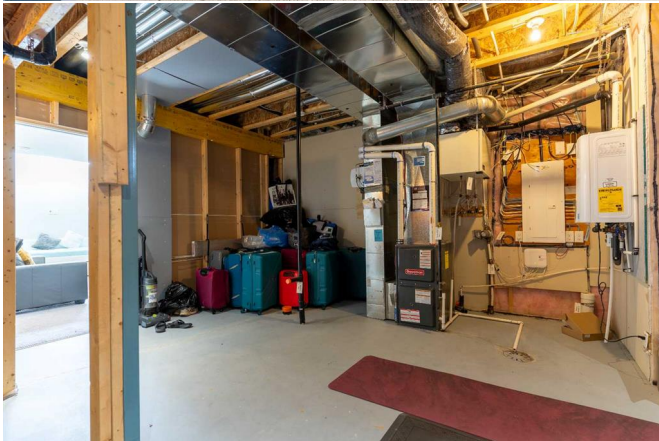
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





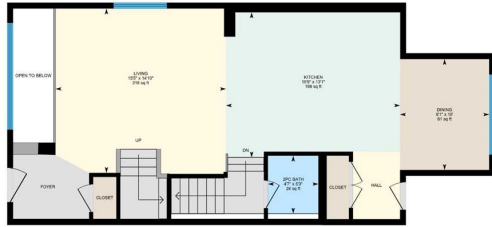






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Main Level Exterior Area 705.72 sq ft
Interior Area 670.32 sq ft
Excluded Area 62.73 sq ft

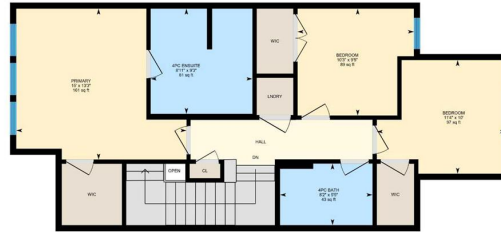


PREPARED: 2024/09/18

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

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Upper Level Exterior Area 702.08 sq ft
Interior Area 718.07 sq ft
Excluded Area 2.54 sq ft

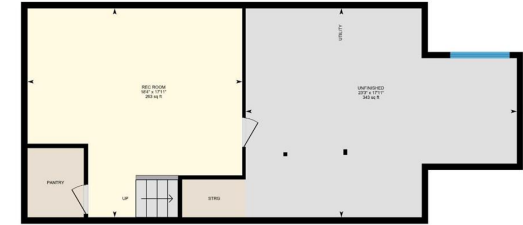


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Basement (Below Grade) Exterior Area 747.85 sq ft
Interior Area 678.69 sq ft

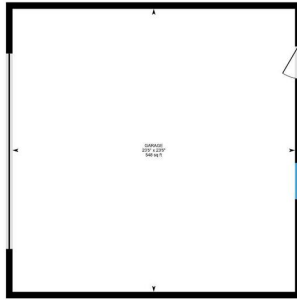


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Detached Garage Excluded Area 559.91 sq ft



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