



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**628 RED SKY Villas, Calgary T3N 2M3**

MLS® #: **A2204011**

Area: **Redstone**

Listing Date: **03/19/25**

List Price: **\$464,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,485**  
Low Sqft:  
Ttl Sqft: **1,485**

DOM

**28**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **3 (or more) Storey**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range,Range Hood,Washer**  
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Primary Downstairs,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: <b>\$140</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>M-1</b>	
Legal Desc:	<b>2510294</b>				

Remarks

Pub Rmks:

**Quick Possession Available! This brand-new, modern 3-storey townhome with a single attached garage is located in the vibrant community of Redstone. Featuring 3 bedrooms, 3.5 bathrooms, and low condo fees, it offers outstanding value and convenience. Step inside to a spacious foyer with access to the garage and a main-floor primary bedroom complete with a 3-piece ensuite and closet, ideal for guests or multi-generational living. The second level boasts an open-concept layout with a stylish kitchen, quartz countertops, gloss-finished full-height cabinets, stainless steel appliances, and a breakfast bar. The dining area flows into the bright living room, which opens to a private west-facing balcony with a frosted glass privacy screen. A 2-piece powder room completes this level. The third floor features two primary bedrooms, each with its own ensuite. The first bedroom includes a luxurious 4-piece ensuite with a dual vanity and walk-in shower, while the second has a 4-piece ensuite with a tub/shower combo. Convenient upper-level laundry is nearby. Modern finishes, energy-efficient windows, soft-close cabinets, a stacked front-loading washer and dryer, and keyless pad garage entry enhance the home's appeal. The complex will feature a central greenspace courtyard and ample visitor parking. Enjoy quick access to Stoney Trail for an easy commute. Book your showing today and secure this beautiful townhome!**

Inclusions:

**NA**

Property Listed By:

**MaxWell Central**

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











