

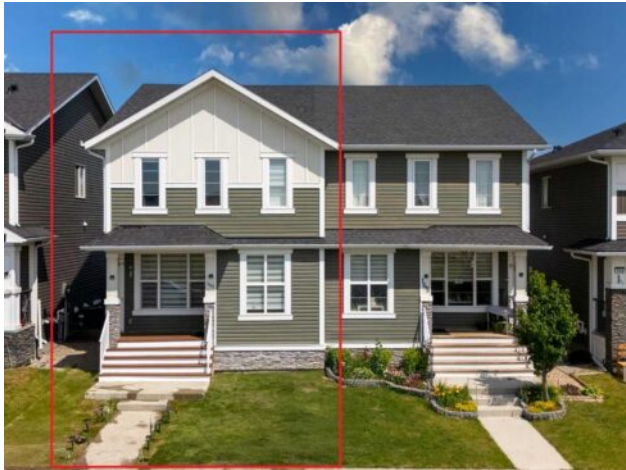


GRASSROOTS
REALTY GROUP

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161 Red Sky Way NE
Calgary, Alberta

MLS # A2331007



\$575,000

Division:	Redstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,748 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Paved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this beautifully maintained semi-detached home in the vibrant community of Redstone! Offering over 1,700 sq. ft. of thoughtfully designed living space, this move-in-ready home combines modern finishes, functional design, and an excellent location facing a peaceful greenspace. The bright open-concept main floor features 9-ft ceilings, laminate flooring, a stylish kitchen with granite countertops, stainless steel appliances, a large island, and a corner pantry, and a large island with eating bar, perfect for entertaining family and friends. A functional mudroom with a built-in bench and 2-piece powder room complete the main level. Upstairs, you'll find a generous primary retreat featuring a walk-in closet and luxurious ensuite with double sinks, soaker tub, and separate shower. Two additional bedrooms, a full bathroom, and upper-level laundry provide the perfect layout for growing families. The fully developed basement adds even more living space with a fourth bedroom, full bathroom, recreation area, and plenty of storage. Outside, enjoy a fully concrete patio and fenced yard with a large deck perfect for entertaining. Additional highlights include a detached double-car garage and numerous recent upgrades, including newer windows, motorized window blinds, a new roof, new siding, and freshly painted interior and exterior finishes, enhancing both the home's curb appeal and move-in-ready appeal. Ideally located steps from parks, shopping, transit, school bus stops, and a future school site, with quick access to Stoney Trail, Deerfoot Trail, Calgary International Airport, Cross Iron Mills, and Downtown Calgary. Whether you're a first-time homebuyer, growing family, or savvy investor, this move-in-ready Redstone gem offers outstanding value and an unbeatable lifestyle. Don't miss your opportunity to call this remarkable property home. Book your private

showing today!