



GRASSROOTS
REALTY GROUP

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53 Red Sky Road NE
Calgary, Alberta

MLS # A2346390



\$759,900

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,386 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Attached, Driveway, Front Drive, Garage Door C		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Window Coverings (Blinds)		

Well Maintained Property in Redstone | 44 Ft. Wide Lot | Facing Park | Back Alley Access | Main Floor Bed & Bath | 5 Bedrooms | Central Air Conditioner | Basement Side Entry and much more! Welcome to 53 Red Sky Road - a beautifully maintained, almost 2400 Sq. Ft. home featuring a WIDER LAYOUT on an impressive 44 FT. WIDE LOT, FACING A WELL-MAINTAINED PARK/GREEN SPACE. Designed with growing and multi-generational families in mind, this home offers 5 BEDROOMS ABOVE GRADE, including a highly desirable MAIN FLOOR BEDROOM & FULL BATHROOM - perfect for elderly parents, guests, or a private home office. The bright OPEN-CONCEPT MAIN FLOOR features LARGE WINDOWS, a living room with FIREPLACE, and a spacious L-SHAPED KITCHEN equipped with a GAS RANGE, CHIMNEY HOOD FAN, OVERSIZED ISLAND, and EXTENDED CABINETRY for additional countertop and storage space. Upstairs offers four decent-sized bedrooms plus a bonus room. The primary bedroom includes a walk-in closet and 5-PIECE ENSUITE with double vanity, soaker tub, and standing shower, while the THREE FRONT-FACING BEDROOMS enjoy beautiful PARK/GREEN SPACE VIEWS for peaceful and refreshing mornings. The upper level also offers a dedicated laundry room - adding to the convenience. The unfinished basement is ready for future development with an extended 9 Ft. height, SEPARATE EXTERIOR ENTRY and TWO EGRESS-SIZED WINDOWS, giving you flexibility to design the space around your future needs, subject to municipal approvals. Additional highlights include CENTRAL AIR CONDITIONING for added summer comfort and a BACK ALLEY providing convenient additional access. Redstone is a well-connected and rapidly developing community with convenient access to major roadways

and exciting amenities taking shape nearby, including an UPCOMING ELEMENTARY SCHOOL, the UNDER-CONSTRUCTION REDSTONE MARKET SQUARE retail development, and significant upcoming residential & commercial development west of Metis Trail. A spacious home, wide lot, park-facing location, main floor bed & bath, 4 upper bedrooms, back alley, and excellent future potential make this a property worth seeing. Check out the 3D tour and book your showing today!