



GRASSROOTS
REALTY GROUP

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77 Red Sky Way NE
Calgary, Alberta

MLS # A2347657



\$579,900

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,799 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Separate Entrance		

Inclusions: N/A

Welcome to this beautifully designed Jayman-built home in the sought after community of Redstone, offering 1,800sqft of thoughtfully planned living space and ideally positioned across from open green space providing added privacy, unobstructed views, and extra parking. Step inside to a bright main floor featuring 9' ceilings and a seamless open concept layout. A versatile front flex room filled with natural light, offers the perfect setting for a home office or which can be framed in for a future bedroom. The heart of the home is the expansive kitchen, complete with granite countertops, a large breakfast bar, stainless steel appliances, gas stove, and an abundance of cabinetry and prep space ideal for both everyday living and entertaining. The kitchen flows into the living area, creating a warm and functional gathering space, complemented by a convenient main floor powder room. Upstairs, the spacious primary retreat features a private 3-piece ensuite, while two additional well-sized bedrooms and a full 4-piece bathroom provide flexibility for family or guests. A thoughtfully located upper-level laundry area adds everyday convenience. The unfinished basement with a separate side entrance offers exceptional future potential, already roughed-in and ready for development with the possibility of adding two additional bedrooms and expanded living space (subject to approval). This creates a strong opportunity for multi-generational living or future income potential. This home is also equipped with a tankless hot water system for on demand efficiency, a heat recovery ventilation (HRV) system for improved air quality and energy performance, and a recently replaced roof (2025). Outside, enjoy a fully fenced yard, concrete walkway, and a double detached garage, all just steps from parks, green space, and minutes to schools, shopping, and major

routes including Stoney Trail and Métis Trail. (Listing photos contain virtually developed basement photos. to show what basement could look like)