



**GRASSROOTS**  
REALTY GROUP

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**306 Red Sky Villas NE**  
**Calgary, Alberta**

**MLS # A2233902**



**\$449,900**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,549 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 194
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

<b>Inclusions:</b>	N/A
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Welcome to your brand-new modern townhouse offering over 1,550 sq ft of beautifully designed living space! This stylish home features 3 spacious bedrooms and 3.5 bathrooms, perfectly suited for families or professionals seeking comfort and functionality. Step inside to a welcoming foyer that leads to a private bedroom and full bathroom on the main level—ideal for guests, a home office, or multi-generational living. Enjoy the convenience of an attached front garage for secure and easy access. Upstairs, the open-concept main floor boasts a bright and airy living space complemented by large windows that flood the home with natural light. The sleek, modern kitchen is equipped with stainless steel appliances and opens up to a cozy balcony—perfect for BBQs or relaxing evenings. A convenient powder room and stacked laundry are also located on this level for added ease. The upper floor features two generously sized bedrooms, each complete with its own ensuite bathroom, offering privacy and comfort for everyone. Don't miss your chance to own this stunning, move-in-ready home!