



**GRASSROOTS**  
REALTY GROUP

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**40 Red Sky Common NE  
Calgary, Alberta**

**MLS # A2261851**



**\$870,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,277 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1s
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** N/A

Welcome to this upgraded 2020-built home in the desirable community of Redstone. Recently enhanced with central air conditioning, this property offers a functional layout with modern finishes throughout. The main floor features a bright foyer, versatile flex room, open-concept living space with a gas fireplace, and a kitchen complete with quartz countertops, stainless steel appliances, corner pantry, and a large island. A 3-piece bathroom completes the main level. Upstairs, you will find a spacious bonus room, four bedrooms, a full 5-piece bathroom with dual sinks, and a convenient laundry room. The primary suite includes a large walk-in closet and a 5-piece ensuite with dual vanities, soaker tub, and oversized shower. The fully finished basement adds two well-sized bedrooms, a full bath, kitchen setup, and rec space, designed as an illegal suite for personal use. This home combines comfort, style, and functionality in one of Calgary's growing communities.