



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2279322**



**\$429,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 194
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This elegant modern 3-storey townhouse stands out with a thoughtful balance of privacy, smart use of space, featuring three generously sized bedrooms—each with its own ensuite bathroom, making it an excellent fit for families, working professionals, or shared and multigenerational living. The ground level offers a welcoming foyer and a versatile bedroom complete with a private ensuite, ideal as a guest suite, home office, or quiet personal space. The main living level is filled with natural light and designed for everyday comfort and entertaining, showcasing an open-concept layout, oversized windows, and a contemporary kitchen outfitted with stainless steel appliances, modern lighting, and a practical breakfast counter. A convenient powder room and access to a private balcony complete this floor. The upper level features two spacious primary-style bedrooms, both with their own ensuites for added convenience. One of the suites includes a walk-in closet and double vanity, creating a comfortable retreat. A stacked laundry closet on the top floor adds everyday ease. Additional features include a single attached garage, low condo fees, visitor parking, and planned nearby green space. Located with quick access to Stoney Trail, this home offers effortless commuting and easy access to daily amenities. Stylish, functional, and move-in ready—this townhome delivers comfort and flexibility in a highly accessible location. \*\*Photos with furniture are virtually staged.