



GRASSROOTS
REALTY GROUP

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

308 Red Sky Villas NE
Calgary, Alberta

MLS # A2200124



\$439,900

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,480 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Garage Faces Rear, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

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

Quick Possession & Pre Construction Available | Brand New | 3-Storey Townhome | Single Attached Garage | 3 Bedrooms | 3.5 Bathrooms | Modern Finishes | Quartz Countertops | Gloss Finished Full Height Upper Cabinets | Stainless Steel Appliances | Soft Closed Drawers & Cabinets | Stacked Front Loading Washer & Dryer | Energy Saving High Performance Windows | Private Balcony | Frosted Glass Privacy Screen | Keyless Pad Garage | Private Walkway to Front Door | Covered Front Door | Front Door Privacy Wall to Neighbour. This townhome is finished with an open concept, modern design and a functional open floor plan to complement your lifestyle. Step inside the front door to a foyer with access to the single attached garage and the first primary bedroom of this 3-storey townhome. The main floor bedroom is paired with a 3pc ensuite and closet. The 2nd level is home to the open and bright main living space that incorporates kitchen, dining and living room. The kitchen features 36" upper cabinets, quartz countertops, soft close cabinets & drawers and a breakfast bar with room for barstool seating. Off the kitchen is a designated dining area that leads to the living room. The living room is bright with natural light and has a sliding door to your private West facing balcony! The balcony is partnered with a frosted glass privacy screen. This level is complete with a 2pc bathroom. The upper level holds 2-primary bedrooms and 2-ensuite bathrooms. The first spacious primary bedroom features its very own 4pc dual vanity ensuite and walk-in shower. The 2nd primary bedroom on this upper level has a 4pc ensuite bath with a tub/shower combo. Convenient upper level hall laundry near the bedrooms is a bonus! A home with great value and low condo fees to ensure you receive exemplary services at reasonable prices. The location also places you in the highly

sought after brand new community of Redstone with quick access to Stoney Trail for your daily commute. This complex will have a centred greenspace courtyard and ample visitor parking! Design, features and finishings may not be exactly as shown. The actual layout may be a mirror image of the layout shown here. *Photos are from unit 634 Red Sky Villas. Hurry and book your showing to secure yourself a brand new townhome today!