

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

**MLS # A2296563**



**\$435,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,554 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 198
<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>	No Animal Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully upgraded corner unit townhouse in the desirable community of Redstone! This stunning 3 bed, 3.5 bath home offers an exceptional layout with thoughtful design throughout. As you enter, you're greeted by a spacious foyer leading to a main level bedroom with a full ensuite ideal for guests, extended family, or a private office space. You'll also find access to the attached garage and a separate rear entrance for added convenience. The second floor boasts an open-concept layout featuring a stylish kitchen with stainless steel appliances, a large island perfect for bar stools, and a bright living/dining area that opens onto a private balcony perfect for summer BBQs. A 2-pc bathroom is also conveniently located on this level. Upstairs, enjoy upgraded railings, a dedicated laundry room, and a spacious hallway. The primary bedroom offers a walk-in closet and a full ensuite, while the generously sized second bedroom also features its own private ensuite perfect for added comfort and privacy. Located minutes from Stoney Trail, shopping, parks, and more, this turn key corner unit is the perfect place to call home. Don't miss out, this one won't last!