

310 Red Sky Terrace NE  
Calgary, Alberta

MLS # A2235132

\$879,999

|           |                                                                          |        |                  |
|-----------|--------------------------------------------------------------------------|--------|------------------|
| Division: | Redstone                                                                 |        |                  |
| Type:     | Residential/House                                                        |        |                  |
| Style:    | 2 Storey                                                                 |        |                  |
| Size:     | 2,292 sq.ft.                                                             | Age:   | 2020 (5 yrs old) |
| Beds:     | 6                                                                        | Baths: | 4                |
| Garage:   | Additional Parking, Double Garage Attached, Driveway, Garage Door Opener |        |                  |
| Lot Size: | 0.13 Acre                                                                |        |                  |
| Lot Feat: | Back Yard, Corner Lot                                                    |        |                  |

|             |                                                |            |      |
|-------------|------------------------------------------------|------------|------|
| Heating:    | Forced Air                                     | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Vinyl                    | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                | Condo Fee: | -    |
| Basement:   | Separate/Exterior Entry, Finished, Full, Suite | LLD:       | -    |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame             | Zoning:    | R1-N |
| Foundation: | Poured Concrete                                | Utilities: | -    |

**Features:** Granite Counters, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** BASEMENT APPLIANCES INCLUDED WITH THE PURCHASE, SOLAR PANELS, 4 CAMERAS, 9 DOOR & WINDOW SENSORS, NEST THERMOSTATS, GEMSTONE LED LIGHTS.

Welcome to this 2020 Green Built, fully upgraded, east-facing home , located on a massive 5500+ sqft corner lot in the family-friendly community of Redstone. This modern, meticulously maintained home offers 2281 sqft of beautifully designed living space above grade, including a full bedroom and full bathroom on the main floor, perfect for guests or multi-generational living. With a 2-bedroom legal basement suite featuring a private side entrance, it is ideal for rental income or extended family use. Step inside and experience elevated living with 9' ceilings, triple-pane windows, and a layout flooded with natural light. The open-concept kitchen is a chef's dream with maple cabinets, granite countertops, gas stove, chimney hood fan, and stainless steel appliances with extended 5-year warranty. The main level flows effortlessly into a bright living area and spacious dining space, while the upstairs offers a central bonus room, laundry, a lavish master suite with a 5-piece ensuite and walk-in closet, plus two additional generously sized bedrooms. Moreover, this home previously qualified for CMHC Green Home Rebate. What makes this home truly special is its impressive list of smart and energy-efficient upgrades including a 7kW solar panel system sending power back to the grid, Nest thermostats, central air conditioning, two high-efficiency furnaces, a tankless hot water heater, and a 200 AMP electrical panel ready for your future tech needs. You will also enjoy a centralized water purifier, water softener, EV charger, and a smart security setup with 4 Lorex cameras and 9 door and window sensors. The exterior is just as remarkable with Gemstone color-changing LED lights, professional landscaping, a large deck, and a fully fenced west-facing backyard that is perfect for hosting summer gatherings. With ample street parking, an insulated double attached

garage, and coverage under the Alberta New Home Warranty, this home checks every box. Located close to transit, parks, playgrounds, schools, major highways, the airport, and CrossIron Mall, this is more than a house. It is a smart, stylish, income-generating home designed for modern living.