



THE A-TEAM

RE/MAX FIRST

31 RED EMBERS Parade #315, Calgary T3N 1E9

MLS#: A2149335 Area: Redstone Listing Date: 07/13/24 List Price: \$469,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse
City/Town: Calgary
Year Built: 2019
Lot Information
Lot Sz Ar: 1,009 sqft
Lot Shape:

DOM

65
Layout
Beds: 4 (2 2)
Baths: 3.5 (3 1)
Style: Side by Side, Townhouse

Access:
Lot Feat: Back Yard
Park Feat: Stall

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Asphalt/Gravel
Heating: ENERGY STAR Qualified Equipment, Forced Air
Sewer:
Ext Feat: Other
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Range, Microwave Hood Fan, Range Hood, Refrigerator
Int Feat: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, 2pc Bathroom, Bedroom, etc.

Legal/Tax/Financial

Condo Fee:  
**\$289**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1711049**

Remarks

Pub Rmks: **Welcome home to this stunning 4-bedroom, 3.5-bathroom unit in the coveted Redstone community. Enjoying a prime location with south and east exposure, this residence offers a bright and airy atmosphere. Inside, the home features 9-foot ceilings, luxury vinyl plank flooring, and upgraded amenities throughout. The chef's kitchen is equipped with quartz countertops, stainless steel appliances and stylish cabinetry. Natural light floods the living room, creating a welcoming ambiance. The spacious primary bedroom accommodates a king-size bed with expansive windows and includes an ensuite bathroom. An additional bedroom share a full bathroom, perfect for a growing family. The fully finished basement is an entertainer's dream, featuring a gaming room/family entertainment area, an additional two bedrooms, full bathroom, and a convenient laundry room. Located near shopping, strip malls, and just 10 minutes from the airport and Cross Iron Mills, with easy access to Stoney Trail, this home blends luxury with convenience in Redstone.**

Inclusions: **NA**  
Property Listed By: **Century 21 Bravo Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**