



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**31 RED EMBERS Parade #213, Calgary T3N 1E9**

MLS® #: **A2150495**

Area: **Redstone**

Listing Date: **08/01/24**

List Price: **\$460,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2018**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat: **Back Yard,Lawn**  
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,202**  
Low Sqft:  
Ttl Sqft: **1,202**

DOM

**49**

Layout

Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **Townhouse**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Microwave Hood Fan,Oven,Refrigerator,Stove(s),Washer**  
Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`1" x 10`0"
Family Room	Basement	13`6" x 10`10"
Laundry	Basement	5`10" x 3`0"
Bedroom - Primary	Second	14`2" x 13`2"
Bedroom	Second	11`1" x 10`4"
3pc Ensuite bath	Second	6`11" x 5`11"
4pc Bathroom	Basement	7`11" x 4`7"

Room	Level	Dimensions
Living Room	Main	15`0" x 10`11"
Kitchen	Main	13`11" x 10`5"
Furnace/Utility Room	Basement	7`6" x 5`0"
Bedroom	Second	14`2" x 12`9"
2pc Bathroom	Main	7`0" x 3`3"
4pc Bathroom	Second	8`0" x 4`11"

Legal/Tax/Financial

Condo Fee:  
**\$282**

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

Zoning:  
**M-1**

Legal Desc: **1711049**

Remarks

Pub Rmks: **Step into this stunning two-story condo, offering 3 bedrooms, a fully finished basement with a den, and a private backyard. From the moment you enter, you'll be greeted by large sunny windows and an open-concept layout that exudes warmth and elegance. The kitchen boasts quartz countertops, mocha-colored cabinets, and a large central island, enhancing both storage and counter space. Upstairs, you'll find two inviting bedrooms and one 4-piece bath and one full bath. The fully finished basement features a third bedroom, a versatile den that can easily convert to a fourth bedroom and a full bathroom. This home is also equipped with a comprehensive security system for added peace of mind. Located close to top-notch amenities such as shopping, dining, schools, and playgrounds, it offers easy access to Metis Trail and the Ring Road, reducing your transit times. Embrace a lifestyle of comfort and convenience in this beautifully finished home. OPEN HOUSE FRIDAY AUGUST 9TH AT 4 P.M.**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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