



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**45 RED EMBERS Row, Calgary T3N0R4**

MLS® #: **A2162177**

Area: **Redstone**

Listing Date: **09/12/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 19-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar: **3,132 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **1,503**  
Low Sqft:  
Ttl Sqft: **1,503**

DOM

**69**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **High Ceilings, Kitchen Island**  
Utilities:

Room Information

| Room             | Level  | Dimensions     |
|------------------|--------|----------------|
| Living Room      | Main   | 13`10" x 11`9" |
| Dining Room      | Main   | 15`0" x 12`3"  |
| 2pc Bathroom     | Main   | 5`0" x 4`11"   |
| 3pc Ensuite bath | Second | 8`11" x 4`11"  |
| Bedroom          | Second | 10`7" x 9`3"   |
| Walk-In Closet   | Second | 4`11" x 3`11"  |
| Laundry          | Second | 4`3" x 3`5"    |

| Room              | Level  | Dimensions     |
|-------------------|--------|----------------|
| Kitchen           | Main   | 11`10" x 10`2" |
| Entrance          | Main   | 6`11" x 4`7"   |
| Bedroom - Primary | Second | 13`7" x 12`1"  |
| Bedroom           | Second | 11`6" x 9`3"   |
| Walk-In Closet    | Second | 4`0" x 4`0"    |
| 4pc Bathroom      | Second | 9`9" x 4`11"   |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**1610884**

Remarks

Pub Rmks: **WELCOME TO IMMACULATLY MAINTAINED FORMER SHANE HOME'S SHOW HOME IN THE COMUNITY OF RESTONE. MAIN FLOOR FEATURE LIVING ROOM WITH MULTIPLE WINDOWS , ELECTRICE FIRE PLACE KITCHEN DINING AND HALF WASHROOM. SECOND FLOOR FEATURE SPACIOUS PRIMERY BEDROOM WITH 4 PIECE ATTACHED WASHROOM , TOTAL 3 BEDROOMS AND 2 FULL WASHROOMS. LAUNDRY ON SECOND FLOOR SAVE YOU HASSLE OF CARRYING LAUNDRY DOWNSTAIRS. CLOSE TO ALL AMENITIES SCHOOL BUS SHOPPING. SHOWS GREAT AND AVAILABLE FOR QUICK POSSESSION. CALL FOR YOUR PRIVATE SHOWING,**

Inclusions:  
Property Listed By: **none**  
**URBAN-REALTY.ca**

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









