



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:

Finished Floor Area
 Abv Sqft: **1,503**
 Low Sqft:
 Ttl Sqft: **1,503**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

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

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	Room	Level	Dimensions
Living Room	Main	13`10" x 11`9"	Kitchen	Main	11`10" x 10`2"
Dining Room	Main	15`0" x 12`3"	Entrance	Main	6`11" x 4`7"
2pc Bathroom	Main	5`0" x 4`11"	Bedroom - Primary	Second	13`7" x 12`1"
3pc Ensuite bath	Second	8`11" x 4`11"	Bedroom	Second	11`6" x 9`3"
Bedroom	Second	10`7" x 9`3"	Walk-In Closet	Second	4`0" x 4`0"
Walk-In Closet	Second	4`11" x 3`11"	4pc Bathroom	Second	9`9" x 4`11"
Laundry	Second	4`3" x 3`5"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1610884

Remarks

Pub Rmks: **WELCOME TO IMMACULATEDLY MAINTAINED FORMER SHANE HOME'S SHOW HOME IN THE COMMUNITY OF RESTONE. MAIN FLOOR FEATURE LIVING ROOM WITH MULTIPLE WINDOWS , ELECTRIC 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





