



THE
A-TEAM

**RE/MAX
FIRST**

41 RED EMBERS Place, Calgary T3N 1K6

MLS®#: **A2163744**

Area: **Redstone**

Listing Date: **09/06/24**

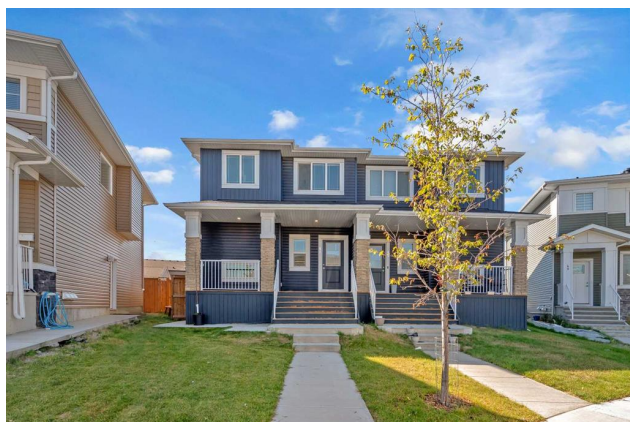
List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **+\$50k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,707

Year Built:

2021

Low Sqft:

Ttl Sqft:

1,707

Lot Information

Lot Sz Ar:

3,133 sqft

Lot Shape:

DOM

12

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Front Yard,Irregular Lot,Landscaped,Pie Shaped Lot

220 Volt Wiring,Double Garage Detached,Garage Door Opener,Insulated,Oversized,Secured

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Playground,Private Entrance,Private**

Yard

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked

Int Feat:

Built-in Features,Chandelier,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 4`11"
Kitchen	Main	8`10" x 16`3"
3pc Bathroom	Upper	4`11" x 8`1"
Bedroom	Upper	9`10" x 10`3"
Bedroom - Primary	Upper	13`10" x 17`6"
Bedroom	Basement	10`9" x 9`11"
Kitchen	Basement	8`6" x 7`6"

Room	Level	Dimensions
Dining Room	Main	10`3" x 16`2"
Living Room	Main	13`1" x 14`5"
4pc Ensuite bath	Upper	4`11" x 10`8"
Bedroom	Upper	10`3" x 11`9"
3pc Bathroom	Basement	8`3" x 4`11"
Den	Basement	6`11" x 14`11"
Game Room	Basement	9`5" x 21`1"

Furnace/Utility Room

Upper

10`0" x 14`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1712555

Zoning:

R-2M

Remarks

Pub Rmks:

LEGAL BASEMENT SUITE | DOUBLE GARAGE | AIR CONDITIONED | FULLY FENCED| Welcome to 41 Red Embers Place, this 1,700+ Sq ft beautiful house is situated a few steps plaza, and is loaded with tons of upgrades including but not limited to a Front Porch, Big Windows, Freshly painted, Quartz Countertops, Spindle Railing, Wide Staircase, Air Conditioner, Concrete Patio, Fully Landscaped Backyard. Situated in the vibrant community of Redstone, Step inside to discover a beautifully designed open floor plan that features a spacious living room and dining area, ideal for family gatherings and entertaining guests. The modern kitchen is a chef's dream, complete with quartz countertops, a walk-in convenient pantry, top-of-the-line stainless steel appliances, and huge cabinets perfect for all your culinary creations. The main level also includes a convenient two-piece bathroom and a practical mudroom, adding to your daily comfort and functionality. Head upstairs with a Spindle railing and wide staircase, to find three well-sized bedrooms, each thoughtfully designed to accommodate your needs. The huge primary bedroom is a private retreat, boasting a luxurious 4-piece ensuite bathroom with a standing shower and Medicine Cabinet and a generous walk-in closet, providing ample space for your wardrobe and accessories. The two additional bedrooms are comfortably sized, perfect for family members, guests, or a home office. Plus, the convenience of a 3-piece bath on this floor ensures easy access for all occupants. Additionally, a dedicated laundry area on this floor further adds to the convenience of daily living. Air-conditioner already installed to save you from hot summer. The MOST Important, basement offers 1 Bed+1 Den+1 Bath Legal Suite to work as a mortgage helper. The fully landscaped backyard offers a Decent concrete Patio space ample green space & a painted OVERSIZED DOUBLE CAR GARAGE plus a 220 Volt plug for your future electric cars. Excellent location within walking distance to the nearby shopping complex, parks, playgrounds, future school site, and Bus stop. Suitable for First-time home buyers and Investors.

Inclusions:

Property Listed By:

None

eXp Realty

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