



THE
A-TEAM

**RE/MAX
FIRST**

17 RED EMBERS Row, Calgary T3N 0R3

MLS®#: **A2165492** Area: **Redstone** Listing Date: **09/12/24** List Price: **\$722,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **2,981 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,748**
 Low Sqft:
 Ttl Sqft: **1,748**

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Level,Paved**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Entrance**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`9" x 13`2"	Dining Room	Main	15`3" x 11`11"
Kitchen	Main	17`2" x 13`5"	Bedroom - Primary	Upper	13`10" x 11`11"
Bedroom	Upper	10`9" x 9`8"	Bedroom	Upper	9`8" x 10`7"
Bonus Room	Upper	9`10" x 8`11"	4pc Ensuite bath	Upper	10`0" x 6`8"
4pc Bathroom	Upper	8`3" x 5`0"	Game Room	Basement	16`5" x 13`10"
Bedroom	Basement	10`10" x 11`4"	Flex Space	Basement	12`6" x 6`0"
4pc Bathroom	Basement	6`11" x 6`0"	2pc Bathroom	Main	4`11" x 6`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1610884

Remarks

Pub Rmks: **Absolutely amazing East FACING house comes with fully developed basement! Nestled on a quiet street and within walking distance to shopping(Dollarama, Sanja Punjab, and many more) and parks. Beautiful open concept with 9' KNOCKDOWN ceilings. The main floor features a spacious living room with gas FIREPLACE for all your cozy winter evenings. Chefs dream kitchen comes with QUAD counter-tops, stainless steel UPGRADED appliances, large ISLAND and a corner pantry. Upper level comes with good size LOFT for your office needs. A great sized master bedroom with double sinks en-suite and Walk-IN closet. 2 additional good size bedrooms. Both full washroom comes with QUARTZ counter. UPPER floor front load Laundry. The professionally developed basement features huge REC room, bedroom adn 4 piece bathroom and wet Bar for all your entertainment needs. Back entrance comes along with CONVENIENT mudroom and big WALK-IN Closet. Oversized DOUBLE detached garage with 220 Voltage cable and sub panel. Low maintenance backyard has good size DECK along with Gas connection for BBQ needs! Easy access to Stoney, Deerfoot and Airport. This beautiful house MUST be seen!**

Inclusions: **NA**
Property Listed By: **Creekside Realty**

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











