



THE
A-TEAM

**RE/MAX
FIRST**

131 RED EMBERS Common, Calgary T3N1L2

MLS®#: **A2166048** Area: **Redstone** Listing Date: **09/15/24** List Price: **\$649,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2020**
 Lot Information
 Lot Sz Ar: **3,455 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,766**
 Low Sqft:
 Ttl Sqft: **1,766**

DOM

4
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **ENERGY STAR Qualified Equipment,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Oven,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|---------------|----------------|----------|----------------|
| 2pc Bathroom | Main | 4`11" x 4`6" | Dining Room | Main | 11`1" x 10`7" |
| Foyer | Main | 11`6" x 10`9" | Kitchen | Main | 13`11" x 13`1" |
| Living Room | Main | 12`1" x 14`8" | 4pc Bathroom | Upper | 9`9" x 4`11" |
| 5pc Ensuite bath | Upper | 10`3" x 11`6" | Bedroom | Upper | 13`2" x 12`7" |
| Bedroom | Upper | 10`6" x 10`2" | Family Room | Upper | 12`1" x 13`8" |
| Bedroom - Primary | Upper | 12`5" x 12`3" | Walk-In Closet | Upper | 6`1" x 7`10" |
| 3pc Bathroom | Basement | 8`0" x 5`1" | Bedroom | Basement | 12`8" x 14`0" |

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

1810177

R-2

Remarks

Pub Rmks:

Welcome to your dream home at 131 Red Embers Common NE in Calgary. Nestled within a lively community, this semi-detached house with a front attached garage, also offers good sized drive way at the front. This stunning residence seamlessly combines luxury, comfort, and convenience. Upon entering the main floor, you are greeted by soaring 9 FEET CEILING, creating an atmosphere of elegance. The spacious, open-concept layout is ideal for entertaining guests or enjoying quality time with family. The kitchen, adorned with chimney hood fan, showcases exquisite quartz countertops, a beautiful backsplash, GAS OVEN, a center island with an eating area, a pantry, and stainless-steel appliances. A mudroom and a 2-piece bathroom complete the main floor. Ascending the stairs, you'll find a generous master bedroom with a well-sized walk-in closet and a 5-piece ensuite. This level also includes two spacious bedrooms, another 4-piece bathroom, large BONUS ROOM and an upstairs laundry room. FINISHED BASEMENT illegal, offers good size bedroom, 3 piece bathroom and a spacious rec room, it has SEPARATE ENTRANCE. Conveniently located near schools, playgrounds, shopping centers, restaurants, and grocery stores, this incredible home offers easy access to Stoney Trail. Contact your favorite realtor today to schedule a private showing and make this beautiful home yours.

Inclusions:

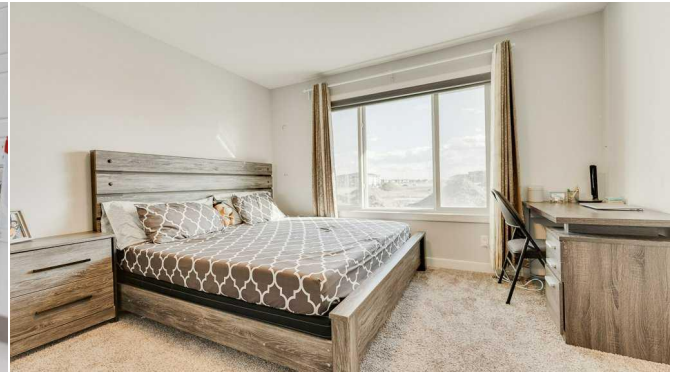
Property Listed By:

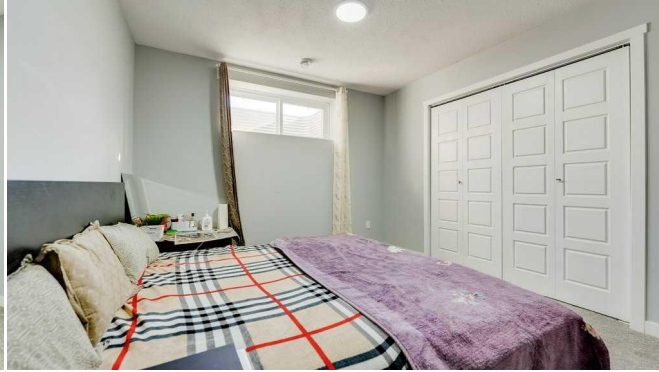
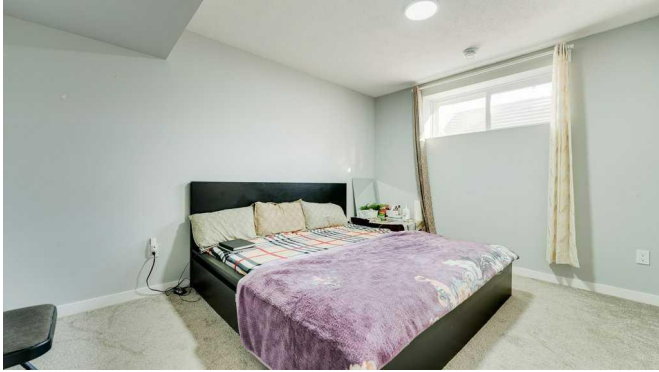
**N/A
Royal LePage METRO**

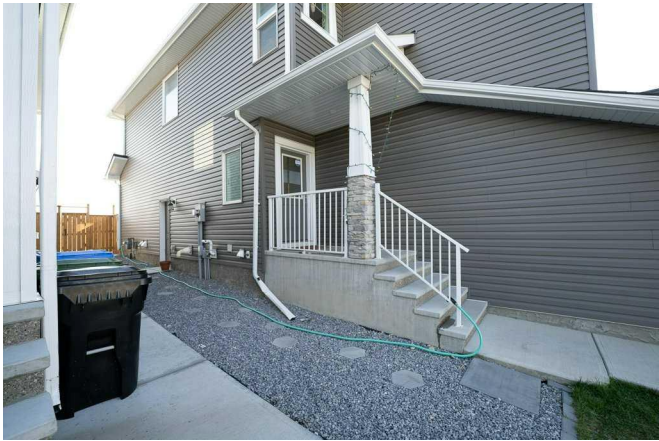
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











131 Red Embers Common NE, Calgary, AB

Main Floor Exterior Area 755.39 sq ft
Interior Area 697.26 sq ft
Excluded Area 421.28 sq ft



0 2 4 8

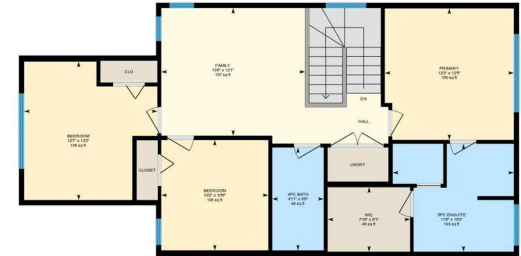
PREPARED: 2024/03/14



White regions are excluded from total floor area in GUC/E floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

131 Red Embers Common NE, Calgary, AB

2nd Floor Exterior Area 1011.14 sq ft
Interior Area 940.83 sq ft



0 2 4 8

PREPARED: 2024/03/14



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131 Red Embers Common NE, Calgary, AB

Basement (Below Grade) Exterior Area 684.25 sq ft
Interior Area 623.69 sq ft



0 2 4 8

PREPARED: 2024/03/14



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