



THE
A-TEAM

**RE/MAX
FIRST**

31 RED EMBERS Parade #315, Calgary T3N 1E9

MLS®#: **A2167681** Area: **Redstone** Listing Date: **09/20/24** List Price: **\$469,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **1,009 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,243**
 Low Sqft:
 Ttl Sqft: **1,243**

DOM
61
Layout
 Beds: **4 (2 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`5" x 3`4"	Living Room	Main	10`10" x 14`9"
Dining Room	Main	11`4" x 10`3"	Kitchen With Eating Area	Main	14`0" x 10`5"
2pc Bathroom	Main	3`3" x 7`0"	3pc Ensuite bath	Second	7`5" x 5`11"
Bedroom	Second	14`1" x 14`3"	4pc Bathroom	Second	4`11" x 8`1"
Bedroom - Primary	Second	14`7" x 14`2"	Bedroom	Basement	13`5" x 10`11"
Storage	Basement	6`8" x 8`3"	Laundry	Basement	5`4" x 3`4"
4pc Bathroom	Basement	7`11" x 6`8"	Bedroom	Basement	13`7" x 10`4"

Legal/Tax/Financial

Condo Fee:
\$289

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1711049**

Remarks

Pub Rmks: **Welcome home to this stunning 4-bedroom, 3.5-bathroom unit in the coveted Redstone community. Enjoying a prime location with south and east exposure, this residence offers a bright and airy atmosphere. Inside, the home features 9-foot ceilings, luxury vinyl plank flooring, and upgraded amenities throughout. The chef's kitchen is equipped with quartz countertops, stainless steel appliances and stylish cabinetry. Natural light floods the living room, creating a welcoming ambiance. The spacious primary bedroom accommodates a king-size bed with expansive windows and includes an ensuite bathroom. An additional bedroom share a full bathroom, perfect for a growing family. The fully finished basement is an entertainer's dream, featuring a gaming room/family entertainment area, an additional two bedrooms, full bathroom, and a convenient laundry room. Located near shopping, strip malls, and just 10 minutes from the airport and Cross Iron Mills, with easy access to Stoney Trail, this home blends luxury with convenience in Redstone.**

Inclusions: **None**
Property Listed By: **Century 21 Bravo Realty**

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













