



THE
A-TEAM

**RE/MAX
FIRST**

99 RED EMBERS Terrace, Calgary T3N 1K8

MLS®#: **A2168990**

Area: **Redstone**

Listing Date: **09/26/24**

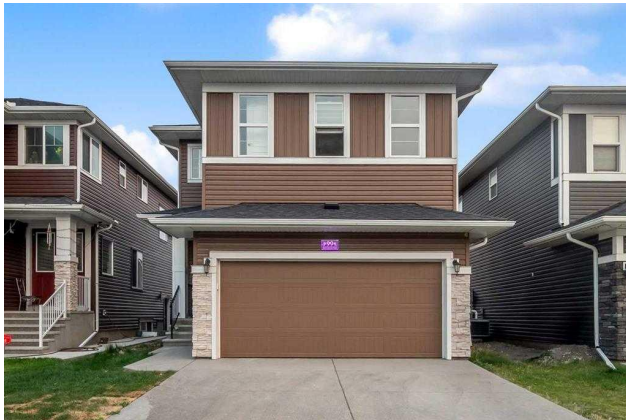
List Price: **\$754,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**
Lot Information
Lot Sz Ar: **3,810 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,940**
Low Sqft:
Ttl Sqft: **1,940**

DOM

56
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`11"
3pc Bathroom	Upper	8`3" x 8`1"
Laundry	Upper	8`4" x 6`5"
4pc Bathroom	Basement	8`11" x 4`11"
Dining Room	Main	9`9" x 10`1"
4pc Ensuite bath	Upper	10`3" x 9`2"
Living Room	Upper	14`8" x 12`7"

Room	Level	Dimensions
Kitchen	Main	9`8" x 12`8"
Bedroom	Upper	10`0" x 10`0"
Bedroom - Primary	Upper	12`4" x 14`10"
Game Room	Basement	13`11" x 17`11"
Living Room	Main	13`4" x 14`8"
Bedroom	Upper	12`7" x 11`8"
Walk-In Closet	Upper	10`3" x 5`3"

Bedroom	Basement	9`11" x 14`1"	Furnace/Utility Room Legal/Tax/Financial	Basement	8`7" x 15`7"
Title: Fee Simple		Zoning: R-G			
Legal Desc:	1712555		Remarks		
Pub Rmks:	Open House - November 10th, 1 Pm to 3 Pm. A spectacular and RARE find!! This gorgeous House in the vibrant community of Redstone, delivers the ultimate in luxury . This property provides ample outdoor space for relaxation and entertainment. This immaculately maintained double garage home is what you have been looking for! The main level has a well-equipped Kitchen, Pantry, Mudroom, Dining Room, Living Room, and a 2-piece Washroom. Natural light floods the dining and living areas. Upstairs, you'll find a cozy bonus room and laundry for added convenience. The master suite offers stunning views, a generous walk-in-closet, and an upgraded four-piece ensuite. Two additional bedrooms and a full bath complete the upper level. The Basement is fully finished with 1 bedroom ,living room and full washroom. This home is a true gem! The community boosts a wide range of amenities, such as schools, parks, shopping plazas, public transportation, medical facilities, and convenient access to major roads like Stoney Trail, Métis Trail, and Deerfoot Trail.				
Inclusions:	N/A				
Property Listed By:	Royal LePage METRO				

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

