



THE
A-TEAM

**RE/MAX
FIRST**

137 RED EMBERS Link #123, Calgary T3N2G3

MLS® #: **A2169549** Area: **Redstone** Listing Date: **09/30/24** List Price: **\$485,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,260**
 Low Sqft:
 Ttl Sqft: **1,260**

Access:
 Lot Feat: **Back Yard, Landscaped**
 Park Feat: **Single Garage Attached**

DOM

17
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$215

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2211477**

Remarks

Pub Rmks: **3 BED 2.5 BATH | FRONT ATTACHED GARAGE | HIGH END FINISHES | LOW CONDO FEE | LOCATED IN WELL-ESTABLISHED REDSTONE | Welcome to this stunning contemporary townhouse nestled in the desirable community of Redstone. Boasting 3 bedrooms, 2.5 bathrooms, and a host of modern features, this home is sure to captivate the discerning buyer. As you step inside, you're greeted by an inviting open foyer that sets the tone for the stylish interior. To the left, a convenient half bathroom offers added functionality for guests and residents alike. The main floor unfolds into a beautifully designed open concept layout, perfect for both daily living and entertaining. The chef-inspired kitchen is a focal point, featuring sleek modern finishes, a pantry for added storage convenience, and a striking kitchen island topped with elegant quartz countertops. The adjacent dining area seamlessly flows from the kitchen, creating an ideal space for family meals and gatherings. The living area, bathed in natural light, offers a cozy spot for relaxation and unwinding. A door at the back of the home leads to a private deck, extending the living space outdoors for al fresco enjoyment. Venture upstairs to discover the upper level, where three bedrooms await. The spacious primary bedroom is a true retreat, complete with a walk-in closet and a luxurious 4-piece ensuite bathroom, offering a serene sanctuary for rest and relaxation. Two additional bedrooms provide ample space for family members or guests. A dedicated laundry room on this floor adds convenience to everyday chores, while another well-appointed 4-piece bathroom ensures comfort for all. The unfinished basement offers endless potential for future customization, providing ample space to suit your needs. Redstone is renowned for its desirable amenities, including schools, shopping areas, and major roadways, ensuring a convenient and vibrant lifestyle for residents. Don't miss the opportunity to make this contemporary townhouse your new home in the vibrant community of Redstone. Schedule your viewing today!**

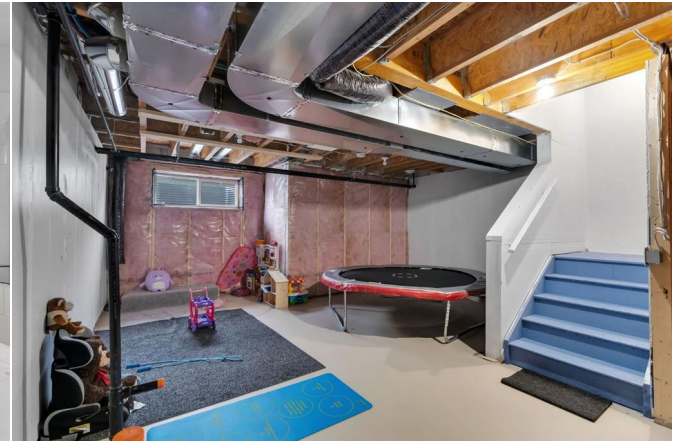
Inclusions: **None**
Property Listed By: **Real Broker**

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



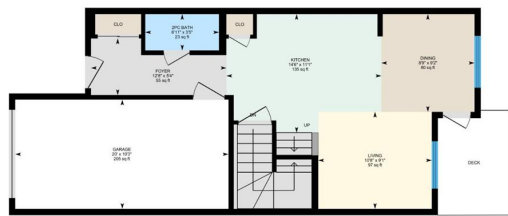






123-137 Red Embers Link NE, Calgary, AB

Main Floor Exterior Area 537.21 sq ft
Interior Area 475.57 sq ft
Excluded Area 226.71 sq ft



PREPARED: 2024/09/28



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

123-137 Red Embers Link NE, Calgary, AB

1st Floor Exterior Area 722.46 sq ft
Interior Area 654.25 sq ft



PREPARED: 2024/09/28



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123-137 Red Embers Link NE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1262.77 sq ft



Main Floor Exterior Area 537.21 sq ft

1st Floor Exterior Area 722.46 sq ft

PREPARED: 2024/09/28



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