



THE  
A-TEAM

RE/MAX  
FIRST

### 137 RED EMBERS Link #305, Calgary T3N 2G4

MLS® #: **A2169769**

Area: **Redstone**

Listing Date: **10/01/24**

List Price: **\$454,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 12-Nov**

Association: **Fort McMurray**



#### General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

**1,027 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,173**

Low Sqft:

Ttl Sqft:

**1,173**

DOM

**51**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**1**

Garage Sz:

**0**

Access:

Lot Feat:

Park Feat:

**City Lot,Lawn,Garden,Landscaped,Level,Street Lighting,Rectangular Lot  
Assigned,Guest,Plug-In,Stall**

#### Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Central,Forced Air,Natural Gas**

Sewer:

Ext Feat:

**BBQ gas line**

Construction:

**Composite Siding,Stone**

Flooring:

**Carpet,Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Breakfast Bar,Chandelier,Closet Organizers,Pantry,Quartz Counters,Vinyl Windows,Wired for Data**

Utilities:

#### Room Information

| Room                    | Level         | Dimensions           | Room                     | Level           | Dimensions           |
|-------------------------|---------------|----------------------|--------------------------|-----------------|----------------------|
| <b>2pc Bathroom</b>     | <b>Main</b>   | <b>5`1" x 4`7"</b>   | <b>Dining Room</b>       | <b>Main</b>     | <b>12`4" x 5`1"</b>  |
| <b>Kitchen</b>          | <b>Main</b>   | <b>14`9" x 12`1"</b> | <b>Living Room</b>       | <b>Main</b>     | <b>12`7" x 14`0"</b> |
| <b>3pc Ensuite bath</b> | <b>Second</b> | <b>5`0" x 8`4"</b>   | <b>4pc Bathroom</b>      | <b>Second</b>   | <b>9`1" x 5`0"</b>   |
| <b>Bedroom</b>          | <b>Second</b> | <b>9`1" x 9`0"</b>   | <b>Bedroom - Primary</b> | <b>Second</b>   | <b>13`0" x 10`3"</b> |
| <b>Bedroom</b>          | <b>Second</b> | <b>9`1" x 12`5"</b>  | <b>Other</b>             | <b>Basement</b> | <b>18`7" x 30`1"</b> |

Legal/Tax/Financial

Condo Fee:  
**\$184**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2211477**

Remarks

Pub Rmks:

**Welcome to your dream home! This brand new two-storey townhouse is the epitome of contemporary living, offering an ideal blend of luxury, comfort, and functionality. Nestled in a thriving community, this 3-bedroom, 2.5-bathroom townhouse is designed for families, young professionals, and first-time homeowners who desire modern amenities and a low-maintenance lifestyle. Step inside to discover an open-concept main floor bathed in natural light. The spacious living room features large windows, creating a bright and airy space perfect for relaxation and entertaining. The adjoining dining area offers ample space for family meals or hosting dinner parties. The modern kitchen is a chef's delight, featuring Sleek quartz countertops, large center island, stainless steel appliances, ample storage and countertop space, perfect for meal prep and entertaining. A conveniently located half-bath on the main floor adds to the functionality of this level, ideal for guests. Head upstairs to the primary bedroom, a true retreat with its spacious layout, large windows, and walk-in closet. The attached 3-piece ensuite boasts a walk-in shower, vanity, and modern finishes, creating a spa-like atmosphere. Two additional generously sized bedrooms are perfect for kids, guests, or even a home office. They share a beautifully designed 4-piece bathroom with a tub/shower combo, vanity, and stylish fixtures. Laundry is conveniently located on this floor. The unfinished basement offers endless possibilities, whether you envision a home gym, additional living space, or future bedrooms. With roughed-in plumbing for a future bathroom and plenty of space for storage, this blank canvas is ready for your personal touch. Situated in a vibrant, family-friendly neighborhood, this townhouse is close to schools, parks, shopping centers, and public transit. Enjoy easy access to nearby amenities while living in a peaceful, community-oriented area. Whether you're a growing family, a couple, or a professional, this new townhouse is a must-see! Move-in ready, you can enjoy all the perks of modern living in a beautifully designed space. **\*\*BLINDS INSTALLED & BIGGER FRIDGE INSTALLED\*\*****

Inclusions:  
Property Listed By:

**N/A**  
**Brilliant Realty**

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

















