



THE
A-TEAM

**RE/MAX
FIRST**

222 RED EMBERS Way, Calgary T3N 1E9

MLS® #: **A2170742**

Area: **Redstone**

Listing Date: **10/04/24**

List Price: **\$488,888**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2017**

Finished Floor Area
Abv Sqft: **1,312**
Low Sqft:
Ttl Sqft: **1,312**

DOM

47
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **Townhouse**

Lot Information

Lot Sz Ar: **1,616 sqft**
Lot Shape:

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Rectangular Lot**
Park Feat: **Assigned,Off Street,On Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Washer,Window Coverings**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|---------------|----------------------|-------------------------|-----------------|----------------------|
| 2pc Bathroom | Main | 3`3" x 6`10" | Dining Room | Main | 11`4" x 8`3" |
| Kitchen | Main | 11`3" x 14`2" | Living Room | Main | 15`1" x 16`7" |
| 4pc Bathroom | Second | 7`10" x 4`10" | 4pc Ensuite bath | Second | 7`11" x 4`11" |
| Bedroom | Second | 7`4" x 13`8" | Bedroom | Second | 7`4" x 12`0" |
| Bedroom - Primary | Second | 15`0" x 14`3" | 4pc Bathroom | Basement | 7`4" x 7`10" |

**Bedroom
Furnace/Utility Room**

**Basement
Basement**

**13`11" x 10`9"
7`5" x 8`2"**

Game Room

Basement

14`0" x 14`9"

Legal/Tax/Financial

Condo Fee:
\$302

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1711049**

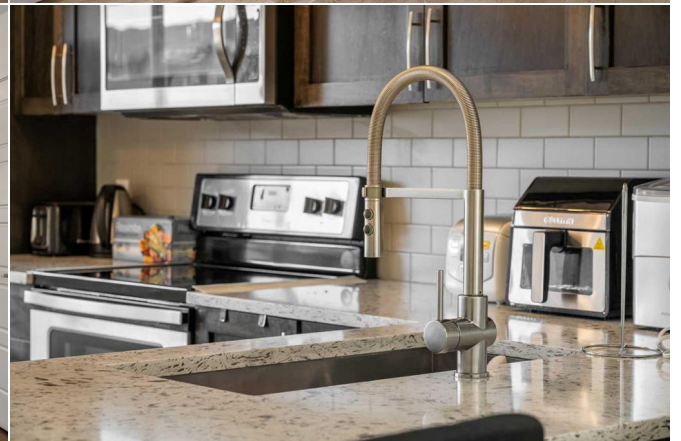
Remarks

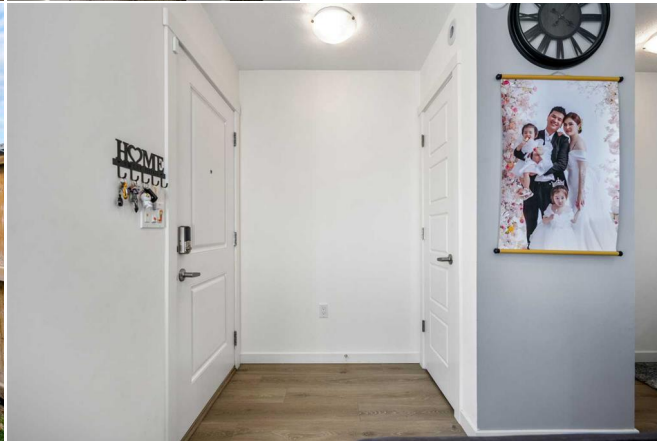
Pub Rmks: **Welcome Home! This beautifully finished end unit in the Redstone community features 4 bedrooms and 3.5 bathrooms, all in a prime south-facing location. With 9-foot ceilings and luxury vinyl plank flooring, the home radiates elegance throughout. Enjoy the comfort of central air conditioning, ensuring a refreshing atmosphere year-round. The kitchen is a chef's dream, equipped with granite countertops, stainless steel appliances, and stylish cabinetry. The bright living room, enhanced by an electric fireplace, invites warmth and comfort with its abundant natural light. The spacious primary bedroom easily accommodates a king-size bed and includes an ensuite bathroom with large windows for added brightness. There are two additional bedrooms and a full bathroom, perfect for children or guests. The fully finished basement is an entertainer's paradise, complete with a gaming/family room, an extra bedroom, a wet bar, a full bathroom, and a laundry room, offering both space and convenience. You'll enjoy plenty of street parking in front, along with one designated parking stall in the back and a visitor parking spot conveniently located next to your assigned stall. Located near shopping, strip malls, and just 10 minutes from the Airport and Cross Iron Mills, with quick access to Stoney Trail, this home combines luxury with everyday convenience in a highly sought-after neighborhood. Don't miss your chance—contact your favorite realtor today to schedule a private tour!**

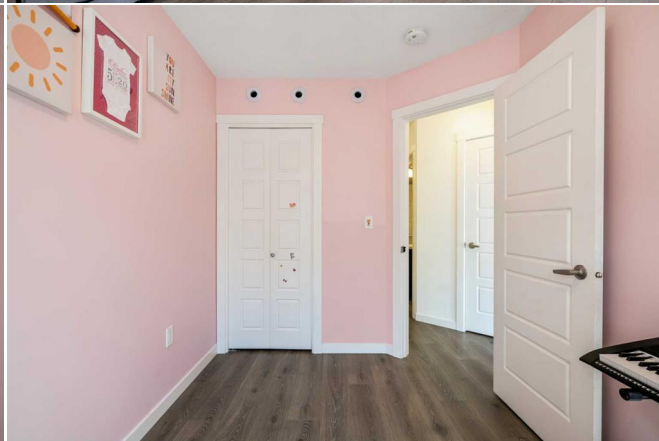
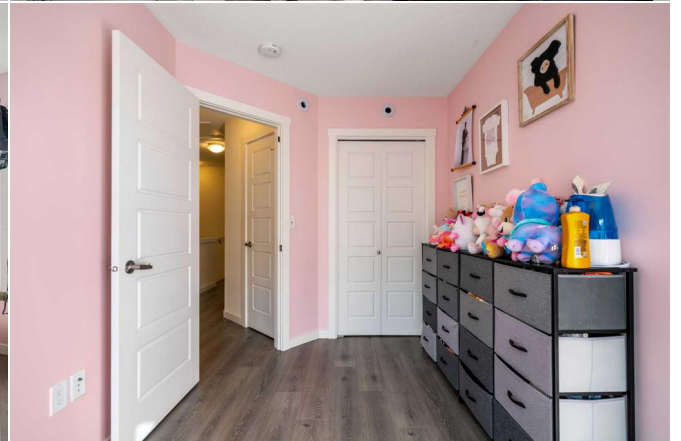
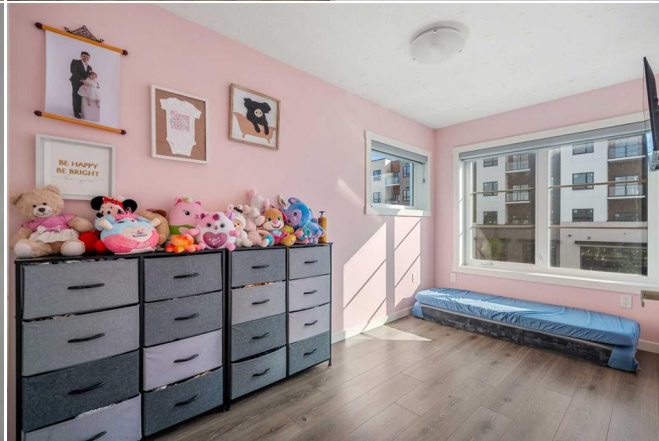
Inclusions:
Property Listed By: **N/A
CIR Realty**

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

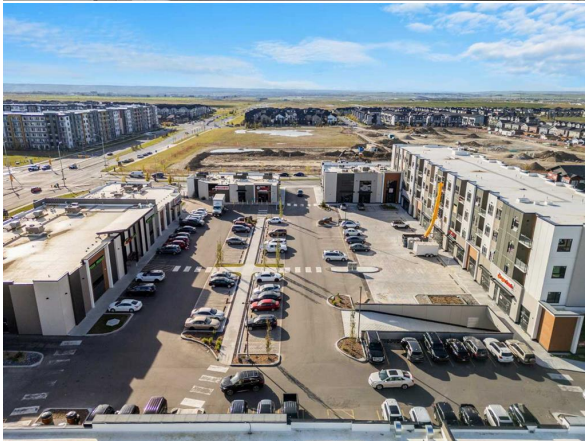
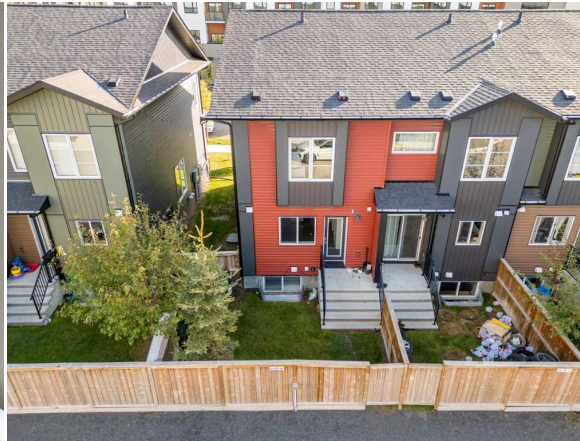
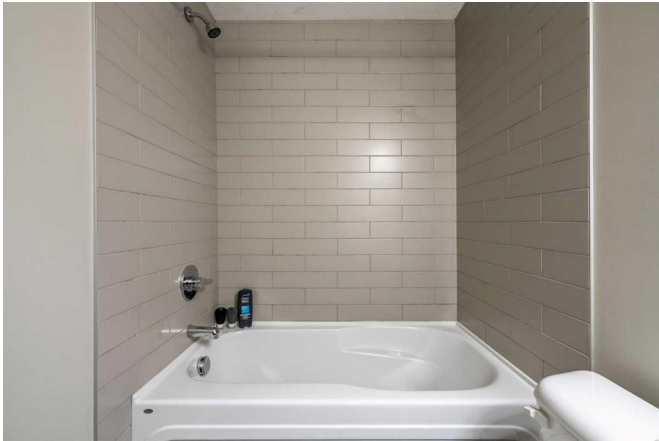












222 Red Embers Way NE, Calgary, AB

Main Floor Exterior Area 648.55 sq ft
Interior Area 572.24 sq ft

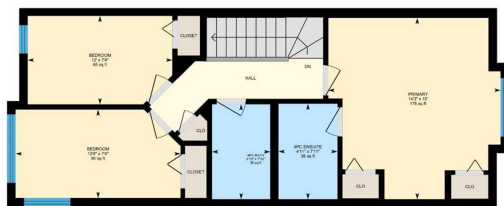


PREPARED: 2024/10/24

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

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1st Floor Exterior Area 684.12 sq ft
Interior Area 598.07 sq ft



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Basement (Below Grade) Exterior Area 523.07 sq ft
Interior Area 529.79 sq ft



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