



THE
A-TEAM

**RE/MAX
FIRST**

137 RED EMBERS Link #506, Calgary T3N 2G4

MLS®#: **A2171025**

Area: **Redstone**

Listing **10/05/24**

List Price: **\$485,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 22-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,256**
Low Sqft:
Ttl Sqft: **1,256**

DOM

77
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	11`4" x 10`1"
Bedroom	Second	10`0" x 9`1"
Living Room	Main	10`7" x 9`2"
Dining Room	Main	7`10" x 9`0"
3pc Bathroom	Second	8`7" x 7`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Second	8`9" x 8`7"
Bedroom	Basement	10`3" x 8`6"
Kitchen	Main	14`8" x 9`0"
4pc Bathroom	Second	8`5" x 4`11"
3pc Bathroom	Basement	8`7" x 4`9"

2pc Bathroom

Main

6`11" x 3`6"

Legal/Tax/Financial

Condo Fee:
\$215

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2211477**

Remarks

Pub Rmks: **\$15,000 PRICE REDUCTION!! Welcome to this stunning Townhouse | 4 BED 3.5 BATH | with over 1700 sqft developed area with front drive, attached drive | FINISHED BASEMENT, LOCATED IN WELL-ESTABLISHED Community of REDSTONE. As you step in, you're greeted by an inviting open concept that sets the tone for the stylish interior. The whole unit is freshly painted from inside. There is a half bathroom that offers added convenience for guests and family. 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 the kitchen island topped with elegant quartz countertops. The adjacent dining area seamlessly flows from the kitchen, creating an ideal space for meals and gatherings. The living area, welcomes natural light, offers a cozy spot for relaxation and family time. A door at the back of the home leads to a private deck. Heading upstairs to discover the upper level, where there are 3 bedrooms and 2 full bathrooms.. 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 relaxation. Two additional bedrooms provide ample space. A laundry room on this floor adds convenience to everyday chores. The full finished basement offers even more living space, a bedroom and full bathroom adds space for guests and family. Redstone community is popular for its desirable amenities, including schools, shopping areas, and major roadways (Stoney, Metis Trail), ensuring a convenient and vibrant lifestyle. Don't miss the opportunity to make this contemporary townhouse your new home in the vibrant community of Redstone. Schedule your viewing today!**

Inclusions: **window covering**
Property Listed By: **Town Residential**

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







