



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**56 RED EMBERS SQ NE Square, Calgary t3n0x8**

MLS®#: **A2172933**

Area: **Redstone**

Listing Date: **11/14/24**

List Price: **\$760,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,009 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached,Gravel Driveway**

DOM

**6**

Layout

Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Granite Counters,Kitchen Island,Pantry,Skylight(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`0" x 11`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>8`0" x 8`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`0" x 10`8"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>8`0" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 9`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`7" x 3`0"</b>
<b>Kitchen With Eating Area</b>	<b>Basement</b>	<b>16`3" x 12`7"</b>

Room	Level	Dimensions
<b>Walk-In Closet</b>	<b>Second</b>	<b>7`1" x 4`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 10`9"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>13`11" x 12`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 8`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`6" x 13`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`8" x 3`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`0" x 7`10"</b>

<b>Bedroom</b>	<b>Basement</b>	<b>10`8" x 8`9"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`6" x 5`7"</b>
<b>Storage</b>	<b>Basement</b>	<b>9`0" x 8`6"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`9" x 7`9"</b>
Legal/Tax/Financial					

Title: **Fee Simple**      Zoning: **R-1**

Legal Desc: **1612791**

Remarks

Pub Rmks: **ATTENTION FIRST TIME HOME BUYERS!! FRONT GARAGE HOME! EXTENDED GARAGE! EXTENDED DRIVEWAY CAN PARK UPTO 3CARS ON DRIVEWAY! DEVELOPED 2 BEDROOM BASEMENT SUITE (ILLEGAL) WITH SEPERATE ENTRANCE! BIG BACKYARD! LOADED WITH UPGRADES! CLOSE TO PARKS AND PLAZAS AND FUTURE SCHOOL SITE** Welcome to this beautiful bright and fully developed home with lots of upgrades built by "Nuvista Homes" located in the community of Redstone ne. this house is very Close to park , playgrounds and shopping plazas and future school site.This well maintained amazing family home greets you with an open floor plan. As u step into the foyer you wil see an open to above plan and inviting big living room and dining area with large windows. the kitchen features stainless steel modern appliances cabinets and walkthrough pantry for all your coking needs . Hardwood flooring on the main floor, 9' ceiling on main. the half washroom and laundry room on the main floor complete the main floor. upstairs you will find 3 bedrooms including the master bedroom plus a bright bonus room. ensuite washroom also offers a skylight that bring more natural light. the bonus room on this level is an ideal space for kids play area or having fun times with family and friends. The fully developed basement suite(ILLEGAL) has an seperate entrance also offer 2 additional bedrooms full washroom and seperate laundry with lots of windows in it to bring more natural light. enjoy bbq on a spacious deck at the back this home also offers a big backyard. it has big extended front driveway and concrete path on one side of the house and gravel on the other side. Fully fenced.. its a complete house must see call your favourite realtor to book a private viewing

Inclusions: **none**

Property Listed By: **Creekside Realty**

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















