



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:

Finished Floor Area  
 Abv Sqft: **1,705**  
 Low Sqft:  
 Ttl Sqft: **1,705**

DOM  
**37**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

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

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

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	Room	Level	Dimensions
Bedroom - Primary	Second	13`0" x 11`11"	Walk-In Closet	Second	7`1" x 4`0"
5pc Ensuite bath	Second	8`0" x 8`0"	Bedroom	Second	10`11" x 10`9"
Bedroom	Second	9`0" x 10`8"	Bonus Room	Second	13`11" x 12`9"
3pc Bathroom	Second	8`0" x 4`11"	Kitchen	Main	11`8" x 8`8"
Dining Room	Main	10`11" x 9`7"	Living Room	Main	16`6" x 13`9"
2pc Bathroom	Main	8`7" x 3`0"	Laundry	Main	5`8" x 3`0"
Kitchen With Eating Area	Basement	16`3" x 12`7"	Bedroom	Basement	10`0" x 7`10"

**Bedroom  
Storage**

**Basement  
Basement**

**10`8" x 8`9"  
9`0" x 8`6"**

**3pc Bathroom  
Furnace/Utility Room**  
Legal/Tax/Financial

**Basement  
Basement**

**8`6" x 5`7"  
10`9" x 7`9"**

Title:  
**Fee Simple**  
Legal Desc:

**1612791**

Zoning:  
**R-1**

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:  
Property Listed By:

**none  
Creekside Realty**

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









