



THE
A-TEAM

**RE/MAX
FIRST**

137 RED EMBERS Link #118, Calgary T3N 2G3

MLS® #: **A2175371** Area: **Redstone** Listing Date: **10/25/24** List Price: **\$459,900**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 06-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: **1,274**
 Low Sqft:
 Ttl Sqft: **1,274**

DOM

26
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Front Yard,Lawn,Garden,Landscaped,Level,Street Lighting,Rectangular Lot,See Remarks**
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,ENERGY STAR Qualified Equipment,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Dog Run,Garden,Lighting,Playground,Private Entrance**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,French Door,Kitchen Island,Pantry,Quartz Counters,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`3" x 11`11"	Dining Room	Main	12`2" x 7`7"
Kitchen	Main	18`2" x 11`10"	2pc Bathroom	Main	5`2" x 4`8"
Bedroom	Upper	8`10" x 12`3"	Bedroom	Upper	8`11" x 8`9"
4pc Bathroom	Upper	8`10" x 5`1"	Hall	Upper	5`5" x 13`5"
Walk-In Closet	Upper	5`0" x 4`6"	Laundry	Upper	4`5" x 3`1"

Bedroom - Primary

Upper

12`11" x 10`2"

3pc Ensuite bath
Legal/Tax/Financial

Upper

4`11" x 8`4"

Condo Fee:
\$187

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

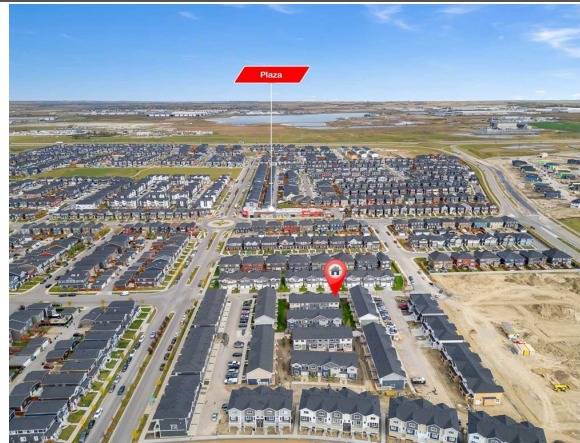
Legal Desc: **2211477**

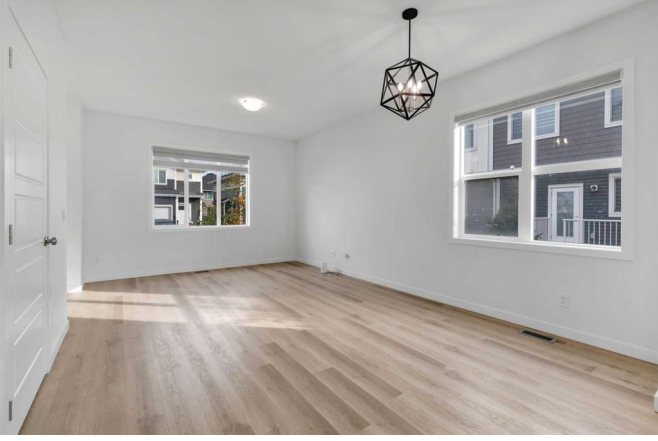
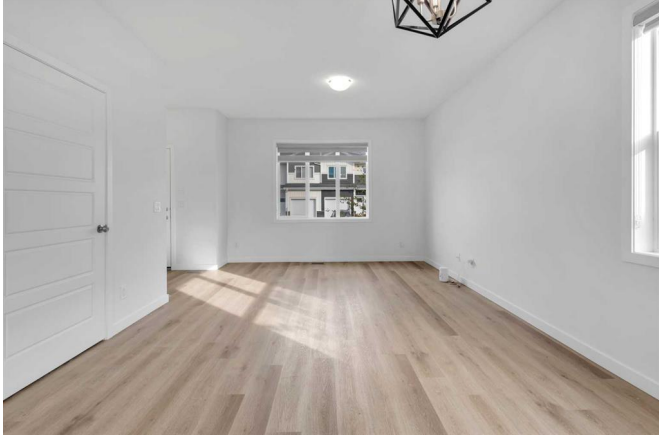
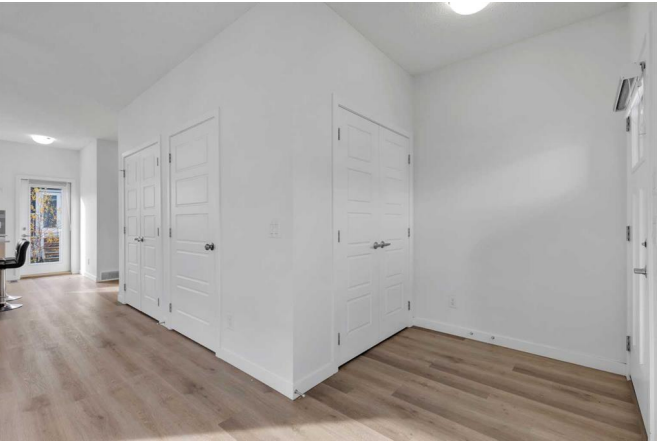
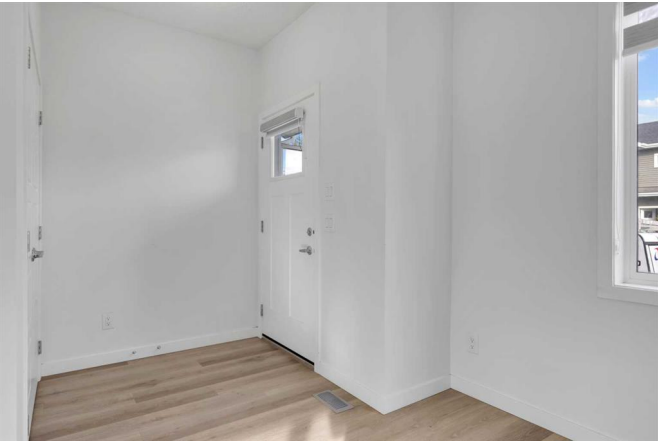
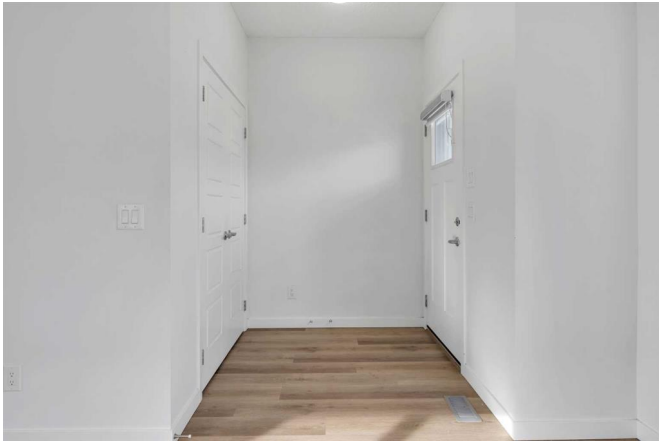
Remarks

Pub Rmks: **"First-time homebuyers and investors alert! Discover exceptional value in this almost brand-new 3-bedroom, 2.5-bath END UNIT townhouse, located in the highly sought-after, master-planned community of Red Stone. With low condo fees and two dedicated parking stalls, this stylish home combines quality craftsmanship with modern design and convenience. Step inside to find a well-thought-out open floor plan, featuring durable wide plank vinyl flooring, a neutral color palette, and large windows that flood the space with natural light. The seamless layout ensures effortless flow between the spacious living room, the central dining area, and the chef-inspired kitchen, allowing for easy entertaining and family gatherings. The kitchen is both stunning and functional, with quartz countertops, a subway tile backsplash, two-toned cabinetry, stainless steel appliances, and a center island with breakfast bar seating—perfect for both casual meals and formal dining. A convenient powder room completes this level. Retreat to the upper level, where the primary suite awaits with a generous walk-in closet and private ensuite that mirrors the home's timeless finishes. Two additional bedrooms offer ample space and brightness, easily served by a full 4-piece bathroom. No need to haul laundry up and down stairs, as the laundry room is thoughtfully placed on this level for ease of use. The unfinished basement provides endless opportunities for future customization, offering room for anything on your wish list. Outside, a large back deck invites you to enjoy easy-going BBQs and relaxing moments in a low-maintenance setting. Perfectly situated, this home offers close proximity to two new school sites, a brand-new commercial development, parks, and green spaces. Convenient access to Metis Trail, Stoney Trail, and Country Hills ensures easy commutes, while CrossIron Mills, Costco, and the airport are just minutes away. Don't miss this incredible opportunity in an unbeatable location—move-in ready and waiting for you! Schedule your private viewing today and make this property your new home.**

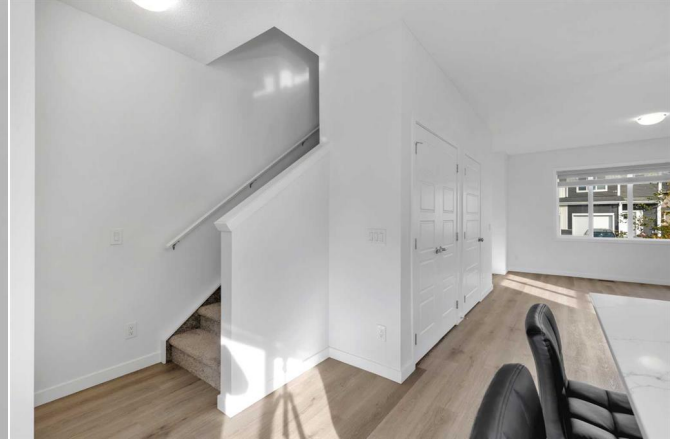
Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

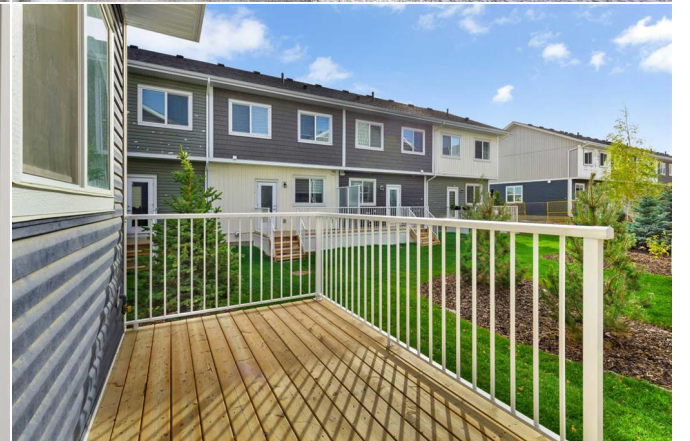
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













137 Red Embury Link NE #110



Date: Oct 7, 2024
 Property Type: Townhouse
 Main Floor: 620 sq ft / 57.29 sq m2
 Upper Floor: 654 sq ft / 60.78 sq m2
Total RMS: 1274 sq ft / 118.35 sq m2

*** All Measurements adhere to RECA and RRS standards ***

Jai Chaudhary