



THE
A-TEAM

**RE/MAX
FIRST**

137 RED EMBERS Link #412, Calgary T3N2G4

MLS® #: **A2178485** Area: **Redstone** Listing Date: **11/10/24** List Price: **\$459,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **1,246 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,267**
 Low Sqft:
 Ttl Sqft: **1,267**

DOM

10
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **City Lot,Corner Lot,Lawn,Garden,Street Lighting,Other,See Remarks**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt/Gravel**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Lighting,Other,Playground,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Other,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Recessed Lighting,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`8"	Dining Room	Main	12`4" x 8`9"
Kitchen	Main	14`8" x 12`0"	Living Room	Main	12`6" x 10`3"
3pc Bathroom	Second	5`0" x 8`3"	4pc Bathroom	Second	9`0" x 5`0"
Bedroom	Second	9`0" x 12`4"	Bedroom	Second	8`11" x 8`10"
Bedroom - Primary	Second	13`0" x 10`2"			

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$187	Fee Simple	M-1
	Fee Freq:	
	Monthly	

Legal Desc: **2211477**

Remarks

Pub Rmks: **Welcome to the Modern and Stylish Townhome in Red Embers Point by StreetSide Development, a beautifully designed 3-bedroom, 2.5-bathroom townhome built by the award-winning StreetSide Developments in the desirable Redstone community. This modern home boasts a bright and open floor plan with premium finishes, offering a perfect combination of style and functionality. The main floor features an elegant kitchen with stainless steel appliances and a large central island, making it ideal for both everyday living and entertaining. The dining area flows seamlessly into the cozy living space, with large windows allowing for plenty of natural light. Just off the main floor, a private deck provides the perfect spot for outdoor relaxation. Upstairs, you'll find a well-appointed primary bedroom with a walk-in closet and a luxurious ensuite bathroom featuring dual vanities and a walk-in shower. Two additional bedrooms offer ample space for family or guests, with a full bathroom and a convenient laundry area. The lower level offers a flexible space that can be used as a home office, gym, or additional storage. Located in the vibrant community of Redstone, this home is close to parks, playgrounds, and pathways, with easy access to shopping, INDIAN GROCERY STORES, FRESHCO, schools, and major roadways STONEY. Don't miss the opportunity to live in this beautiful new townhome! Don't miss this incredible opportunity. Schedule your private viewing today and make this property your new home.**

Inclusions: **N/A**
 Property Listed By: **Save Max Real Estate Inc.**

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







