



THE
A-TEAM

**RE/MAX
FIRST**

137 RED EMBERS Link #531, Calgary T3N2G3

MLS® #: **A2178586** Area: **Redstone** Listing Date: **11/11/24** List Price: **\$459,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1,020 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,248**
 Low Sqft:
 Ttl Sqft: **1,248**

DOM

40
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **0**

Access:
 Lot Feat: **Other**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Central, Forced Air** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Kitchen Island, Pantry, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`7"	Kitchen	Main	12`10" x 11`9"
Living Room	Main	12`3" x 19`3"	3pc Ensuite bath	Upper	5`0" x 8`1"
4pc Bathroom	Upper	8`11" x 5`0"	Bedroom	Upper	9`0" x 8`11"
Bedroom	Upper	8`11" x 12`5"	Bedroom - Primary	Upper	12`10" x 10`1"

Legal/Tax/Financial

Condo Fee: **\$184** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq: **Monthly**

Legal Desc:

2211477

Remarks

Pub Rmks:

Welcome to this beautifully designed 2-STOREY townhouse nestled in the vibrant community of Redstone. This 3-bedroom, 2.5-bathroom home offers a seamless blend of style and functionality, featuring timeless finishes and superior craftsmanship throughout. The open-concept main floor is perfect for a busy family, with durable wide plank vinyl flooring, great color scheme, and an abundance of natural light filling the space. The thoughtful layout ensures smooth flow between the cozy living room, the central dining area, and the stylish kitchen, making it easy to connect with family and guests. The kitchen is both elegant and practical, equipped with quartz countertops, a subway tile backsplash, sleek 2-toned cabinetry, stainless steel appliances, and a center island with breakfast bar seating. A conveniently placed powder room completes the main floor. Upstairs, the primary suite offers a private ensuite. Two additional bedrooms share access to a 4-piece bathroom, and the conveniently located laundry on the same level means no more carrying loads up and down stairs. The unfinished basement offers endless potential for future customization, providing ample space to suit your needs. The expansive back deck is perfect for relaxing and entertaining, offering a low-maintenance outdoor lifestyle. Located in a dynamic, family-friendly neighborhood, this home is close to new school sites, a brand-new commercial development with grocery stores and restaurants, as well as multiple parks and green spaces. With easy access to Metis Trail, Stoney Trail, and Country Hills, you're just minutes away from CrossIron Mills, Costco, the airport, and more

Inclusions:

NA

Property Listed By:

PREP Realty

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











