



THE
A-TEAM

**RE/MAX
FIRST**

17 RED EMBERS Row, Calgary T3N0R3

MLS®#: **A2180745** Area: **Redstone** Listing Date: **11/21/24** List Price: **\$709,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **2,981 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,772**
 Low Sqft:
 Ttl Sqft: **1,772**

DOM

30
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Level,Street Lighting,Paved,Rectangular Lot**
 Park Feat: **220 Volt Wiring,Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bar,Bidet,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 5`0"	Dining Room	Main	12`1" x 14`4"
Kitchen	Main	19`1" x 17`4"	Living Room	Main	14`8" x 16`8"
4pc Bathroom	Second	5`2" x 8`2"	4pc Ensuite bath	Second	6`9" x 10`1"
Bedroom	Second	9`9" x 10`9"	Bedroom	Second	9`9" x 10`11"
Bonus Room	Second	9`1" x 9`11"	Bedroom - Primary	Second	12`1" x 17`7"
4pc Bathroom	Basement	6`2" x 7`1"	Other	Basement	10`0" x 2`9"
Bedroom	Basement	11`6" x 10`11"	Game Room	Basement	18`1" x 21`2"

Furnace/Utility Room

Basement

5`9" x 8`7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-G

1610884

Remarks

Pub Rmks:

Welcome to this amazing EAST facing beautifully maintained 4 bedroom, 3.5-bathroom home designed for comfortable living and entertaining. As you step inside, you'll be greeted by an open-concept living area and with large windows that flood the space with natural light. The highlight of the living room is the stunning fireplace, perfect for cozy winter evenings. The kitchen is equipped with upgraded modern appliances, Quartz Countertop, has Gas Stove, hood fan, ample cabinetry, and a breakfast island that opens into a spacious dining area, ideal for family meals or gatherings with friends. This beautiful designed home offers functional and spacious upper floor featuring 3 Bedrooms and a bonus room perfect for modern living. Primary bedroom with an en-suite bathroom, complete with a double vanity, walk in tiled shower till ceiling (upgraded). The two additional bedrooms are generously sized with large windows making each room feel bright and welcoming. These rooms are conveniently located near a shared bathroom. The upper floor has bonus room which offer endless possibilities, Whether you need a home office, a playroom for the kids or a quiet reading nook, this space is easily adaptable to your needs. With plenty of closet space throughout the upper level and conveniently located laundry room, the layout is designed to make everyday living easy and efficient. Downstairs, the fully finished basement offers versatile space for a home theater, playroom, or even a personal gym. There's also a full bathroom and a bedroom conveniently located in the basement for added comfort. Outside, the property includes a deck perfect for outdoor barbecues or relaxing in the fresh air along with concrete pavement. The detached oversized two-car garage has 220V cable and offers plenty of storage for vehicles, tools, or outdoor gear. With central air conditioning, this home ensures year-round comfort, and its prime location in a quiet, family-friendly neighbourhood makes it even more desirable. Close to schools, parks, shopping, and public transportation, this house is move-in ready and waiting for you to make it your own!. Construction of Side Entry in Process.

Inclusions:

Property Listed By:

None

Greater Calgary Real Estate

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













