



THE
A-TEAM

RE/MAX
FIRST

137 RED EMBERS Link #305, Calgary T3N 2G4

MLS®#: **A2181262** Area: **Redstone** Listing Date: **11/27/24** List Price: **\$453,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary** Finished Floor Area
Year Built: **2024** Abv Sqft: **1,313**
Low Sqft:
Lot Sz Ar: **1,027 sqft** Ttl Sqft: **1,313**
Lot Shape:

Access:
Lot Feat: **City Lot,Lawn,Garden,Landscaped,Level,Street Lighting,Rectangular Lot**
Park Feat: **Assigned,Guest,Plug-In,Stall**

DOM

24
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Stone**
Heating: **Central,Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**
Sewer: **BBQ gas line** Water Source:
Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,Pantry,Quartz Counters,Vinyl Windows,Wired for Data**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`7"	Dining Room	Main	12`4" x 5`1"
Kitchen	Main	14`9" x 12`1"	Living Room	Main	12`7" x 14`0"
3pc Ensuite bath	Second	5`0" x 8`4"	4pc Bathroom	Second	9`1" x 5`0"
Bedroom	Second	9`1" x 9`0"	Bedroom - Primary	Second	13`1" x 10`3"
Bedroom	Second	9`1" x 12`5"	Other	Basement	18`7" x 30`1"

Legal/Tax/Financial

Condo Fee:
\$184

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2211477**

Remarks

Pub Rmks: **Welcome to your dream home! This brand new two-storey townhouse is the epitome of contemporary living, offering an ideal blend of luxury, comfort, and functionality. Nestled in a thriving community, this 3-bedroom, 2.5-bathroom townhouse is designed for families, young professionals, and first-time homeowners who desire modern amenities and a low-maintenance lifestyle. Step inside to discover an open-concept main floor bathed in natural light. The spacious living room features large windows, creating a bright and airy space perfect for relaxation and entertaining. The adjoining dining area offers ample space for family meals or hosting dinner parties. The modern kitchen is a chef's delight, featuring Sleek quartz countertops, large center island, stainless steel appliances, ample storage and countertop space, perfect for meal prep and entertaining. A conveniently located half-bath on the main floor adds to the functionality of this level, ideal for guests. Head upstairs to the primary bedroom, a true retreat with its spacious layout, large windows, and walk-in closet. The attached 3-piece ensuite boasts a walk-in shower, vanity, and modern finishes, creating a spa-like atmosphere. Two additional generously sized bedrooms are perfect for kids, guests, or even a home office. They share a beautifully designed 4-piece bathroom with a tub/shower combo, vanity, and stylish fixtures. Laundry is conveniently located on this floor. The unfinished basement offers endless possibilities, whether you envision a home gym, additional living space, or future bedrooms. With roughed-in plumbing for a future bathroom and plenty of space for storage, this blank canvas is ready for your personal touch. Situated in a vibrant, family-friendly neighborhood, this townhouse is close to schools, parks, shopping centers, and public transit. Enjoy easy access to nearby amenities while living in a peaceful, community-oriented area. Whether you're a growing family, a couple, or a professional, this new townhouse is a must-see! Move-in ready, you can enjoy all the perks of modern living in a beautifully designed space. ****BLINDS INSTALLED & BIGGER FRIDGE INSTALLED******

Inclusions:
Property Listed By: **N/A
Brilliant Realty**

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











