



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**31 RED EMBERS Parade #315, Calgary T3N 1E9**

MLS® #: **A2184048**

Area: **Redstone**

Listing Date: **12/19/24**

List Price: **\$469,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 09-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **1,009 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Level,Paved,Private,Rectangular Lot**  
Park Feat: **Parking Pad,Stall**

DOM

**34**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Playground,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`1" x 6`6"	Living Room	Main	15`8" x 10`10"
Dining Room	Main	12`10" x 10`3"	Kitchen	Main	14`8" x 10`5"
2pc Bathroom	Main	7`0" x 3`4"	Bedroom	Upper	14`11" x 14`2"
4pc Bathroom	Upper	7`11" x 5`0"	Bedroom - Primary	Upper	13`11" x 14`1"
3pc Ensuite bath	Upper	6`0" x 7`4"	Bedroom	Basement	11`10" x 11`5"
4pc Bathroom	Basement	7`11" x 6`8"	Laundry	Basement	5`6" x 3`3"
Furnace/Utility Room	Basement	8`6" x 6`8"	Bedroom	Basement	10`10" x 13`6"

Condo Fee:  
**\$289**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1711049**

Remarks

Pub Rmks: **" 4 BEDROOMS TOWNHOME with 4 BATHROOMS " in REDSTONE - READY FOR YOU TO MOVE IN Just Before the New Year !! This IMPRESSIVE HOME features a TERRIFIC Floor Plan and a MODERN AESTHETIC, SHOWCASING BRIGHT LUXURY WIDE-PLANK LAMINATE Flooring, Darker Elegant Cabinets with BEAUTIFUL WHITE QUARTZ COUNTERTOPS, 9-FOOT CEILINGS. The VIBRANT COLOURS and LARGE WINDOWS provide PLENTY OF NATURAL SUNLIGHT creating an INVITING ATMOSPHERE. THE SPACIOUS and STYLISH KITCHEN is equipped with an UPGRADED STAINLESS STEEL APPLIANCES PACKAGE , AMPLE ELEGANT CABINETS, and an EAT-UP ISLAND that seamlessly opens to the generously sized DINING AREA and LIVING ROOM. Step outside to relax in the PRIVATE BACKYARD, which offers AMPLE SPACE for Storage, a BBQ, a table, and chairs. This BEAUTIFUL HOME is designed for FAMILY LIVING and CREATING CHERISHED MEMORIES. It INCLUDES 4 BEDROOMS and 4 Bathrooms, featuring a MASTER ON-SUITE and WALK-IN CLOSET. The possibilities are endless! The FULLY FINISHED BASEMENT SERVES as an entertainer's paradise, complete with a gaming room/family entertainment area, TWO EXTRA BEDROOMS, a FULL BATHROOM, and a convenient laundry room, PERFECT for HOSTING UNFORGETTABLE GATHERINGS. The complex is WELL-MAINTAINED and located in a FRIENDLY NEIGHBOURHOOD, VERY CLOSE to a variety of amenities, playgrounds, PUBLIC TRANSPORTATION, and OFFERS EASY ACCESS to Stoney Trail and Calgary International Airport, Among others This BEAUTIFUL HOME TRULY STANDS OUT FROM THE REST. BOOK your PRIVATE SHOWING NOW and BRING OFFERS, Before it's gone !!!**

Inclusions: **N/A**  
Property Listed By: **MaxWell Canyon Creek**

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













