



THE
A-TEAM

**RE/MAX
FIRST**

20 RED EMBERS Terrace, Calgary T3N 1K8

MLS®#: **A2188731** Area: **Redstone** Listing Date: **01/20/25** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **3,885 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,325**
 Low Sqft:
 Ttl Sqft: **2,325**

DOM

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

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Water Softener,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Dining Room	Main	14`10" x 13`10"	Nook	Main	11`11" x 9`9"
Kitchen	Main	11`11" x 13`8"	Pantry	Main	4`2" x 4`2"
Living Room	Main	12`0" x 16`11"	2pc Bathroom	Main	4`5" x 5`2"
Entrance	Main	8`6" x 4`1"	Bedroom - Primary	Second	13`0" x 17`1"
Bonus Room	Second	15`1" x 15`0"	4pc Bathroom	Second	9`1" x 5`9"
Laundry	Second	8`9" x 7`6"	Office	Second	4`1" x 3`11"
Bedroom	Second	11`2" x 12`0"	Walk-In Closet	Second	10`7" x 4`9"
5pc Ensuite bath	Second	10`6" x 13`3"	Walk-In Closet	Second	4`8" x 5`1"
Bedroom	Second	14`0" x 11`7"	Walk-In Closet	Second	4`8" x 5`0"
Bedroom	Lower	10`8" x 13`8"	Family Room	Lower	11`4" x 20`8"
Flex Space	Basement	13`10" x 10`0"	4pc Bathroom	Basement	9`2" x 4`11"
Furnace/Utility Room	Lower	8`4" x 12`10"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-G
Legal Desc: 1712555

Remarks

Pub Rmks: **Welcome Home to Your Dream Oasis in Redstone! Immerse yourself in sophistication and comfort in this meticulously designed home, perfectly located in the vibrant community of Redstone. As you step inside, you'll be enveloped in elegance, featuring upscale design, chic décor, and a modern color palette enhanced by premium upgrades. A HUGE formal dining room for those special holidays dinners, which can easily be converted into a 5th bedroom or den. The inviting kitchen seamlessly steals the spotlight with breathtaking granite countertops, sleek stainless-steel appliances, and a spacious center island with a flush eating bar—ideal for entertaining. Adjacent, a pantry keeps essentials at your fingertips, while luxury vinyl plank flooring flows throughout the home. The airy great room creates an open-concept layout, perfect for gatherings. Ascend to the upper level to discover a centralized bonus room equipped with 7.1 surround sound, three spacious bedrooms, and a luxurious master suite with a walk-in closet and stunning 5-piece ensuite bathroom. An office workstation and convenient laundry room add to the functionality. The fully finished basement features an additional bedroom, another full bathroom, and roughed-in plumbing for a potential wet bar or kitchenette, perfect for family fun or additional income. With 7.1 surround sound in the living area, this versatile space is designed for relaxation and entertainment. Plus, there's potential for a side entrance for those wanting to create a rental income. Enjoy ultimate comfort with dual furnace zones, ensuring cozy living in every season. Stay cool in the summer with a high-efficiency air conditioning unit, perfectly sized for your home's needs. Feel secure with a state-of-the-art Hik Vision HD security system, featuring eight surveillance cameras around the property. Additionally, this home is equipped with a water softener system, ensuring soft water throughout your entire home. A Vacuflow system throughout adds convenience, making cleaning a breeze. The exterior features concrete sidewalks leading to the backyard, along with a brand-new roof and vinyl siding. A gas line and thermostat are installed in the newly door-equipped double-attached garage, providing ample space for vehicles and storage. Don't miss this opportunity for modern living at its finest—schedule your private showing today!**

Inclusions: **Gazebo**
Property Listed By: **RE/MAX Real Estate (Central)**

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









