



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**118 RED EMBERS Gate, Calgary T3N 1E9**

MLS®#: **A2190003**      Area: **Redstone**      Listing Date: **01/24/25**      List Price: **\$450,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **1,097 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,200**  
 Low Sqft:  
 Ttl Sqft: **1,200**

DOM

**9**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Quartz Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`0" x 6`5"	Living Room	Main	15`8" x 10`10"
Dining Room	Main	12`4" x 10`6"	Kitchen	Main	14`7" x 10`5"
Pantry	Main	3`0" x 3`3"	2pc Bathroom	Main	6`11" x 3`4"
Bedroom	Second	13`10" x 14`1"	4pc Bathroom	Second	7`11" x 4`11"
Bedroom - Primary	Second	13`11" x 14`2"	3pc Ensuite bath	Second	6`0" x 6`11"
Bedroom	Basement	9`11" x 10`11"	3pc Bathroom	Basement	8`8" x 6`7"
Laundry	Basement	8`7" x 2`11"	Furnace/Utility Room	Basement	8`3" x 7`0"

**Flex Space**

**Basement**

**9`10" x 13`5"**

Legal/Tax/Financial

Condo Fee:  
**\$289**

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

Zoning:  
**M-1**

Legal Desc: **1711049**

Remarks

Pub Rmks: **3 BEDROOMS | 3.5 BATHROOMS | 1,655 SQFT OF LIVING SPACE | OPEN CONCEPT LAYOUT | LOW CONDO FEES | 2 PARKING STALLS | As you step into this fully finished and upgraded 3 -bedroom townhome, you'll immediately notice the open concept floor plan allowing a seamless transition between the living room, dining room and kitchen which is perfect for relaxing with family or entertaining guests. This beautiful home offers a neutral colour pallet with 9' ceilings and luxury vinyl plank flooring, as well as crisp white cabinetry, stainless steel appliances and quartz countertops. Directly off the kitchen is a private deck and backyard perfect for enjoying hot summer days and having a BBQ. A 2 -piece bathroom completes the main floor. Head upstairs to a sizable master bedroom large enough to accommodate a king-sized furniture set and offers an ensuite bathroom and large closet. Also upstairs you will find an additional oversized bedroom that can function as a kid's room, guest room, or office, as well as another full 4-piece bathroom! The finished basement offers additional space for the family, with a third bedroom, a full bathroom with a luxurious tiled shower, and a laundry room. No more parking on the street, as you will enjoy having two private parking spots conveniently located behind the property! This is a great location close to shopping, restaurants, major highways, the airport, schools, walking paths and much more!**

Inclusions:  
Property Listed By: **n/a**  
**Royal LePage Benchmark**

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







