



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2190003**

Area: **Redstone**

Listing Date: **01/24/25**

List Price: **\$414,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 17-Apr**

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

**86**  
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**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
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

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

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:	*****HUGE PRICE REDUCTION*****SELLER SAYS SELL IT!! ***** 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:	n/a		
Property Listed By:	Royal LePage Benchmark		

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











