



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**137 RED EMBERS Link #520, Calgary T3N 2G3**

MLS®#: **A2190150**

Area: **Redstone**

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

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2025**

Finished Floor Area  
Abv Sqft: **1,303**

Lot Information

Lot Sz Ar: **1,895 sqft**  
Lot Shape:

Low Sqft:  
Ttl Sqft: **1,303**

DOM

**8**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Front Yard,Lawn,Low Maintenance Landscape,Standard Shaped Lot,Street Lighting,Rectangular Lot**  
Park Feat: **Concrete Driveway,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Lighting**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`7" x 14`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 5`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`0" x 12`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 8`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`7" x 7`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 9`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`2" x 3`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 9`3"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`7" x 7`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$222**

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

Zoning:  
**M-1**

Legal Desc: **2211477**

Remarks

Pub Rmks: **This beautifully designed 2-storey front garage townhouse in Redstone offers 3 bedrooms, 2.5 bathrooms, Single attached Garage, Driveway and a bright, open-concept layout with durable vinyl flooring and modern finishes throughout. The kitchen features quartz countertops, 2-toned cabinetry, stainless steel appliances, and a central island with breakfast bar seating. Upstairs, enjoy a private primary bedroom with a 4-piece ensuite, two additional bedrooms, a 4-piece bathroom, and a convenient laundry room. The unfinished basement offers endless customization potential, while the expansive back deck is perfect for relaxing or entertaining. Located in a family-friendly community close to schools, parks, shopping, and major roadways, this home is just minutes from CrossIron Mills, Costco, and the airport. Don't miss this opportunity—schedule your showing today!**

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

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









