



THE
A-TEAM

**RE/MAX
FIRST**

17 RED EMBERS Row, Calgary T3N 0R3

MLS®#: **A2191090**

Area: **Redstone**

Listing Date: **02/04/25**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar: **2,981 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Lawn,Rectangular Lot,Street Lighting**
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,On Street**

DOM

18
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Private Entrance,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 4`11"
Kitchen	Main	13`5" x 17`2"
4pc Bathroom	Upper	5`0" x 8`5"
Bedroom	Upper	9`8" x 10`9"
Loft	Upper	9`0" x 9`6"
4pc Bathroom	Basement	6`1" x 7`0"
Game Room	Basement	13`11" x 13`3"

Room	Level	Dimensions
Dining Room	Main	12`0" x 12`0"
Living Room	Main	14`8" x 18`10"
4pc Ensuite bath	Upper	6`7" x 10`0"
Bedroom	Upper	9`7" x 10`6"
Bedroom - Primary	Upper	11`11" x 17`5"
Bedroom	Basement	11`5" x 10`10"
Storage	Basement	3`11" x 7`0"

Furnace/Utility Room

Basement

5`9" x 8`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1610884

Zoning:

R-G

Remarks

Pub Rmks:

****Open House Saturday Feb 22nd from 12-2pm** East Facing Home | 1,757 SqFt | 4 Beds | 3.5 Baths | Open Floor Plan | Gorgeous Kitchen | Quartz Countertops | Stainless Steel Appliances | Gas Stove | Pantry | Recessed Lighting | LVP Flooring | 9Ft Knockdown Ceilings | Gas Fireplace | Upper Level Loft | Upper Level Laundry | Finished Basement | Separate Side Entry | Wet Bar | Storage | Large Deck | BBQ Gas Line | Double Detached Garage | Alley Access. Welcome home to 17 Red Embers Row NE, nestled in the heart of Redstone close to all shopping and has quick access to Stoney Trail NE. This home boasts 1,757 SqFt throughout the main and upper levels with an additional 790 SqFt in the finished basement. The front door opens to a foyer with closet storage and views of the vast open floor plan main level. The front living room is full of natural morning light with its large East facing windows. The living room is centred with a gas fireplace with a stone accent wall behind and TV ready above. The dining room and kitchen blend together making this a great space to entertain! The kitchen is gorgeous finished with quartz countertops, stainless steel appliances, a gas stove and a corner pantry for dry goods storage. The kitchen overlooks the West facing backyard and deck. Off the kitchen is a rear mud room and door to the backyard making indoor/outdoor living easy. The main level is complete with a 2pc bath. Upstairs holds 3 bedrooms, 2 bathrooms, a loft and laundry. The primary bedroom is paired with a walk-in closet and private 4pc ensuite bath. The ensuite has dual vanities with a quartz countertop and plenty of storage below. Bedrooms 2 & 3 are both spacious and share the main 4pc bath with a tub/shower combo. The loft upstairs is a great addition to living space! The laundry located close to the bedrooms is every home owner's dream. Downstairs, the basement has a separate side entry that opens to a sizeable rec room with a wet bar. The basement has 4pc bath has a tub/shower combo and the bedroom is a great size. There is plenty of storage under the stairs for seasonal items! Outside is a year round backyard that has a large deck with a BBQ gas line. The deck is the perfect space for outdoor dining in the warm summer months. A rear double detached garage with alley access provides you with 2 secured parking stalls, street parking at the front of the home is readily available. Hurry and book a showing at this incredible family home today!**

Inclusions:

Property Listed By:

N/A

RE/MAX Crown

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











