

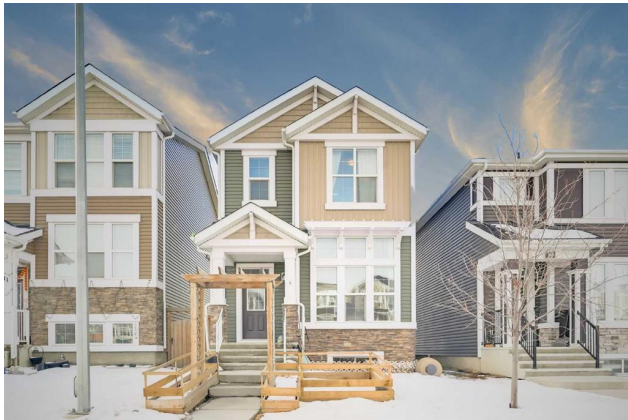


THE
A-TEAM

**RE/MAX
FIRST**

15 RED EMBERS Lane, Calgary T3N0R2

MLS®#: **A2196544** Area: **Redstone** Listing Date: **02/22/25** List Price: **\$624,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **3,013 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,655**
 Low Sqft:
 Ttl Sqft: **1,655**

DOM

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

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **On Street,Parking Pad,Rear Drive,Unpaved**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Granite Counters,High Ceilings,Open Floorplan,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`7" x 17`7"	2pc Bathroom	Main	
Dining Room	Main	15`0" x 13`3"	Kitchen	Main	15`0" x 10`4"
Bedroom	Second	9`5" x 11`4"	Bedroom	Second	9`3" x 13`4"
4pc Bathroom	Second		4pc Ensuite bath	Second	
Bedroom - Primary	Second	15`0" x 13`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1610884

Remarks

Pub Rmks:

Beautifully designed 1,654 sq. ft. two-storey home in the vibrant community of Redstone, offering 3 bedrooms, 2.5 baths, and a basement with upgraded extra-high ceilings and a bathroom rough-in, ready for future development. Featuring east-west exposure, this home is filled with natural light throughout the day. The main level boasts soaring 10-ft ceilings and wide-plank laminate flooring, creating a spacious and inviting atmosphere. The modern kitchen is a chef's delight, featuring granite countertops, stainless steel appliances, a large island with seating for four, recessed lighting, and ample storage. The bright and open living room offers plenty of space for entertaining, while the rear mudroom leads to the deck and backyard, providing seamless indoor-outdoor living. A 2-piece powder room completes the main floor. Upstairs, the primary suite is a relaxing retreat, complete with a 4-piece ensuite and walk-in closet. Two additional well-sized bedrooms, a full 4-piece bath, and a convenient upstairs laundry room complete the second level. All bathrooms feature durable ceramic tile flooring. The basement offers exceptional potential with extra-high ceilings, a bathroom rough-in, and ample room to create your ideal space. The rear yard provides ample room for a future double garage while still maintaining great backyard space. Situated near shopping, transit, and major routes, this home perfectly balances style, function, and convenience. A fantastic opportunity—book your showing today!

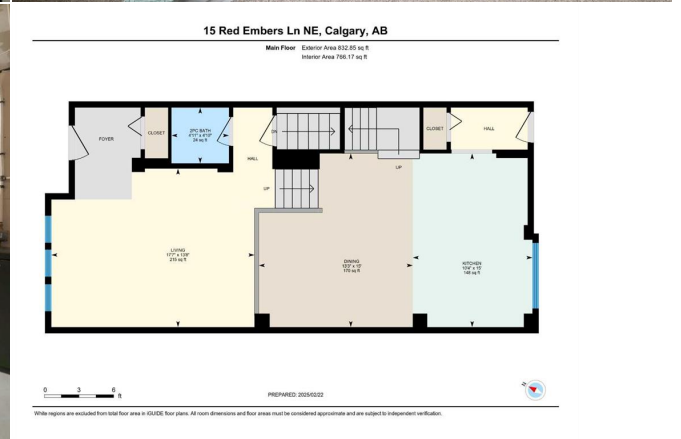
Inclusions:
Property Listed By:

N/A
2% Realty

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







15 Red Embers Ln NE, Calgary, AB

2nd Floor Exterior Area 822.06 sq ft
Interior Area 790.22 sq ft



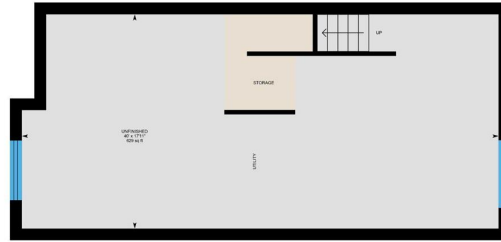
PREPARED: 2025/02/22



White regions are excluded from total floor area in GDSDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

15 Red Embers Ln NE, Calgary, AB

Basement (Below Grade) Exterior Area 819.25 sq ft
Interior Area 702.79 sq ft



PREPARED: 2025/02/22



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