



THE
A-TEAM

**RE/MAX
FIRST**

136 RED EMBERS Gate, Calgary T3N 1E9

MLS® #: **A2202889**

Area: **Redstone**

Listing Date: **03/16/25**

List Price: **\$419,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 17-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2017

Lot Information

Finished Floor Area

Lot Sz Ar:

2,194 sqft

Lot Shape:

Abv Sqft:

1,224

Low Sqft:

Ttl Sqft:

1,224

DOM

35

Layout

Beds:

3 (2 1)

Baths:

3.0 (2 2)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard

Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Playground**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry

Utilities:

Room Information

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

Bedroom	Basement	9`7" x 13`5"	Legal/Tax/Financial
Condo Fee: \$301		Title: Fee Simple Fee Freq: Monthly	Zoning: M-1
Legal Desc:	1711049	Remarks	
Pub Rmks:	Welcome to your future home! This stunning 2+1 bedroom, 3.5 bathroom Townhouse with a FULLY FINISHED BASEMENT offers the perfect blend of space, comfort, and convenience. Nestled in a desirable neighborhood of Redstone. This property boasts modern amenities and thoughtful design throughout. Enjoy spacious living areas, a fully-equipped kitchen with island has ample storage, and a dining room. Upstairs, you'll find two spacious bedrooms and two full bathrooms. With a finished basement providing extra living space, WITH ONE BEDROOM, REC ROOM & A 2pc BATH ideal for the big family. New furnace, it was replaced in 2023. Redstone is renowned for its desirable amenities including shopping areas and major roadways, ensuring a convenient and vibrant lifestyle for residents. With easy access to Metis Trail, Stoney Trail, and Country Hills, you're just minutes away from CrossIron Mills, Costco, the airport, and more.... Schedule you're viewing today!		
Inclusions:	N/A		
Property Listed By:	Royal LePage METRO		

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











