

136 Red Embers Gate NE  
 Calgary, Alberta

MLS # A2231548



**\$399,999**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,223 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Alley Access, Asphalt, Off Street, See Remarks, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours		

<b>Heating:</b>	Central, High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 301
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Attention First-Time Home Buyers & Savvy Investors!!! Welcome to this exceptional 2-storey townhome nestled in the vibrant, family-friendly, and rapidly growing community of Redstone! Whether you're a first-time buyer, an investor expanding your portfolio, or looking to downsize without compromising comfort, this beautifully maintained home is a perfect fit. Boasting 3 bedrooms, 2 full bathrooms, 2 half bathrooms, and a fully finished basement, this residence offers functionality, style, and value! Step inside and be welcomed by an abundance of natural light that flows through the open-concept main floor, creating a warm and inviting atmosphere. The spacious living area is perfect for relaxing or entertaining, and seamlessly connects to the modern L-shaped kitchen—featuring ceiling-height custom wood cabinetry, quartz countertops, stainless steel appliances, and a corner layout designed for both beauty and function. The dining area and large windows enhance the space, making it bright and airy throughout the day. Step outside from the rear entrance to your fenced and landscaped backyard—an ideal space for summer BBQs, weekend gatherings, or unwinding with loved ones. A convenient 2-piece powder room completes the main level. Upstairs, retreat to the primary bedroom with its own private 3-piece ensuite and generous closet space. You'll also find another spacious bedroom and a 4-piece main bathroom, perfect for kids, guests, or a home office setup. The fully finished basement adds fantastic versatility with a large recreation room, third bedroom, laundry area, a second half bathroom (with easy potential to convert to a full bath), and ample storage space for your everyday needs. Additional highlights include a designated parking stall, beautifully maintained landscaping, and visitor parking conveniently located right off the

street. Located in one of Calgary's most desirable and newer communities, Redstone offers unmatched convenience—minutes from major highways, offering quick and easy access to key destinations: Calgary International Airport — 10 minutes | Cross Iron Mills Mall — 10 minutes | Downtown Calgary — 20 minutes. Don't miss this incredible opportunity to own a spacious, well maintained, and fully finished family home in one of Calgary's most sought-after neighborhoods. Contact your favorite REALTOR® today to book your private showing!