

# \$469,000 - 315, 31 Red Embers Parade Ne, Calgary

MLS® #A2184048

**\$469,000**

4 Bedroom, 4.00 Bathroom, 1,243 sqft  
Residential on 0.02 Acres

Redstone, Calgary, Alberta

" 4 BEDROOMS TOWNHOME with 4 BATHROOMS " in REDSTONE " READY FOR YOU TO MOVE IN Just Before the New Year !! This IMPRESSIVE HOME features a TERRIFIC Floor Plan and a MODERN AESTHETIC, SHOWCASING BRIGHT LUXURY WIDE-PLANK LAMINATE Flooring, Darker Elegant Cabinets with BEAUTIFUL WHITE QUARTZ COUNTERTOPS, 9-FOOT CEILINGS. The VIBRANT COLOURS and LARGE WINDOWS provide PLENTY OF NATURAL SUNLIGHT creating an INVITING ATMOSPHERE. THE SPACIOUS and STYLISH KITCHEN is equipped with an UPGRADED STAINLESS STEEL APPLIANCES PACKAGE , AMPLE ELEGANT CABINETS, and an EAT-UP ISLAND that seamlessly opens to the generously sized DINING AREA and LIVING ROOM. Step outside to relax in the PRIVATE BACKYARD, which offers AMPLE SPACE for Storage, a BBQ, a table, and chairs. This BEAUTIFUL HOME is designed for FAMILY LIVING and CREATING CHERISHED MEMORIES. It INCLUDES 4 BEDROOMS and 4 Bathrooms, featuring a MASTER ON-SUITE and WALK-IN CLOSET. The possibilities are endless! The FULLY FINISHED BASEMENT SERVES as an entertainer's paradise, complete with a gaming room/family entertainment area, TWO EXTRA BEDROOMS, a FULL BATHROOM, and a convenient laundry room, PERFECT for HOSTING UNFORGETTABLE GATHERINGS. The complex is WELL-MAINTAINED and



located in a FRIENDLY NEIGHBOURHOOD,  
VERY CLOSE to a variety of amenities,  
playgrounds, PUBLIC TRANSPORTATION,  
and OFFERS EASY ACCESS to Stoney Trail  
and Calgary International Airport, Among  
others This BEAUTIFUL HOME TRULY  
STANDS OUT FROM THE REST. BOOK your  
PRIVATE SHOWING NOW and BRING  
OFFERS, Before it's gone !!!

Built in 2018

### Essential Information

MLS® #	A2184048
Price	\$469,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,243
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	315, 31 Red Embers Parade Ne
Subdivision	Redstone
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1E9

### Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Parking Pad, Stall

## Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Playground, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, Level, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	December 19th, 2024
Days on Market	85
Zoning	M-1
HOA Fees	115
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Canyon Creek
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