

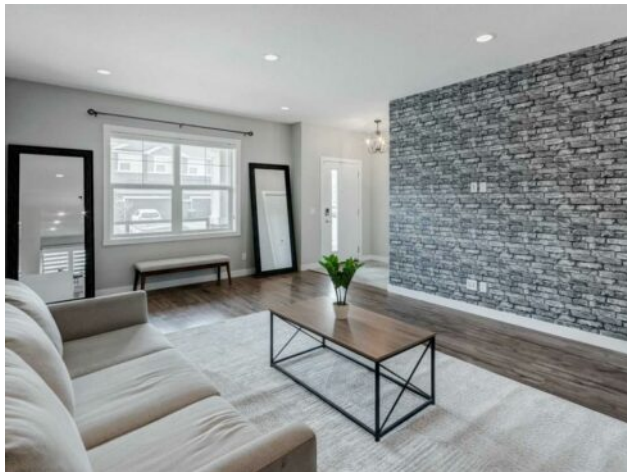


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 16 Red Embers Common NE Calgary, Alberta

**MLS # A2230329**



**\$630,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,616 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Gentle Sloping, Low Maintenance		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Wet Bar

**Inclusions:** Microwave Hood Fan in Basement

This lovingly cared-for semi-detached home in Redstone tells the story of a family who built their life here, raising kids, celebrating milestones, and creating years of memories. Now, with the kids grown and off to their own adventures, it's time for a new family to write their story here. With 3 bedrooms up and one downstairs, the kids have all the space they need and parents have the rest of the house to claim as their own. There's a lot of spaces here. If you include the garage, the yard, the front porch, the huge living and dining spaces, this house can hold enough people for a big gathering or a small family dinner celebration. Built by Shane Homes, this property was thoughtfully upgraded from day one. The primary bedroom features an expanded ensuite and a larger walk-in closet which is a luxury not often found in similar homes. The fully finished basement was the heart of family movie nights and game days, complete with a wet bar area that includes space for a fridge and maybe even a wine cooler. While you're outside, you'll appreciate the attention to detail: low-maintenance turf in the front yard, stamped concrete walkways along the side yard leading to the backyard, and a detached garage with convenient alley access. The fenced yard and front garden bed create a welcoming outdoor space, while the front porch is perfect for morning coffees or evening get togethers with the neighbors. This is a very nice house and the thoughtfulness of the upgrades shines through. This home is as practical as it is beautiful, featuring central A/C, a water softener. The private side entrance opens up the potential for rental income, giving flexibility for extended family or mortgage helper options. Or keep this as a single family home as it was intended for when the owners built it. There's no condo fees here either so the money stays in your pocket. Redstone offers everything

an active family could want: extensive walking paths, playgrounds, and outdoor spaces, all just minutes from the airport and major routes like Metis Trail, Stoney Trail and Deerfoot. Shopping is just up the street, there's Freshco Chalo nearby as well as transit, fuel, coffee and even the odd food truck. Clean, move-in ready, and filled with pride of ownership, this home is ready for its next chapter. The air conditioner is already on so come and see this fantastic home today!