



GRASSROOTS
REALTY GROUP

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104, 32 Red Embers Parade NE
Calgary, Alberta

MLS # A2253796



\$385,000

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,279 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

SELLER IS WILLING TO PUT UP TO \$2,000 towards the buyers LEGAL FEES! Welcome to 104, 32 Red Embers Parade NE – a stylish and well-maintained three-storey townhome in the vibrant community of Redstone. With nearly 1,279 sq ft (RMS) of above-grade living space, this home offers a bright and functional layout perfect for modern living. The entry level provides a spacious foyer, storage/utility room, and access to the single attached garage. On the main living floor, natural light fills the open-concept kitchen, dining, and living areas. The kitchen showcases stainless steel appliances, full-height cabinetry, a pantry, and ample counter space. The living room flows seamlessly to a private balcony – ideal for morning coffee or evening BBQs. A convenient 2-pc powder room completes this level. Upstairs, find two bedrooms, each with its own full bathroom. The primary suite features a walk-in closet and 4-pc ensuite, while the second bedroom is served by its own 4-pc bath. Upper-floor laundry adds everyday convenience. Additional features include washer & dryer, garage door opener with remote, and low condo fees that cover essentials such as reserve fund contributions, insurance, exterior snow removal and landscaping including tree pruning and grass cutting. The Redstone community is designed for connection and convenience, offering residents parks, playgrounds, and pathways, with quick access to Stoney Trail, Deerfoot Trail, and Metis Trail. The location places you just minutes from Calgary International Airport, CrossIron Mills, Costco, and a wide variety of shops and restaurants. Whether you are a first-time buyer, investor, or seeking a low-maintenance lifestyle, this property checks all the boxes. Book your private showing today and discover the value this Redstone townhome has to offer!

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