



**GRASSROOTS**  
REALTY GROUP

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

**310, 32 Red Embers Parade NE  
Calgary, Alberta**

**MLS # A2254181**



**\$419,900**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 275
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	na
--------------------	----

OPEN HOUSE Sunday SEP 7 (2 - 5 PM) 2 BEDS | 2.5 BATHS | SINGLE FRONT GARAGE | VACANT READY TO MOVE IN | Discover this stylish and functional townhome in the sought-after community of Redstone, an ideal choice for first-time buyers or investors. The welcoming foyer offers plenty of storage and leads into a bright, open-concept main floor where the living, dining, and kitchen areas flow seamlessly together. The modern kitchen is equipped with a central island, large pantry, and a gas line for BBQs, while the LARGE balcony provides the perfect spot to relax and enjoy natural light all year long. Upstairs, you'll find two generously sized bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite. Convenient upstairs laundry adds to the thoughtful design. The lower level includes an attached garage, mechanical room, and additional storage space. With quick access to playgrounds, green spaces, Stoney Trail, Calgary International Airport, CrossIron Mills, and a wide range of shops and restaurants, this home offers exceptional value in a prime location. VIEW TODAY!