



GRASSROOTS
REALTY GROUP

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12 Red Embers Common NE Calgary, Alberta

MLS # A2261313



\$599,998

Division:	Redstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,574 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: none

This is a home built for people who appreciate quality, space, and smart upgrades. Located in Redstone, this 3-bed, 2 full + 2 half bath semi-detached home delivers over 2,100+ sq ft of finished living space, a professionally developed basement with private side entrance, and a heated, insulated detached garage designed to outperform anything else in the market. The main level is open, bright and functional — featuring 9 ft ceilings, quartz countertops, upgraded cabinetry, stainless steel appliances and thoughtful layout for both day-to-day living and hosting. Upstairs, the primary suite is a standout: a custom walk-in closet with upgraded shelving and a private ensuite equipped with a double shower head system — a detail rarely found at this price point. Two additional bedrooms with upgraded closet organization and a full bath complete the upper level. The fully finished basement offers real versatility — home office, teen retreat, extended family use or private living space — enhanced by the convenience of the side entrance. Outside, the backyard is fully fenced with a poured concrete patio — a low maintenance outdoor living space ideal for both quiet evenings and entertaining. And then there's the garage — Heated. Insulated. Drywalled. Epoxy flooring. Upgraded electrical for workshop / EV / gym use. This is not just storage — this is usable, year-round functional space with space for 2 vehicles, a camper or whatever else you need! Additional installed storage is also included. Additional upgrades & features include: • Smart lock side entry • Brand new washing machine • Furnace & A/C fully serviced (2025) • New garage door (2025) • Full closet organization system in all bedrooms • High quality finishes throughout • Brand new siding, roof & eavestrough professionally

installed This home stands out in both condition and functionality — offering premium features that are rare to find packaged together at this price, leaving you nothing left to upgrade. If you’re looking for a property that delivers more value, more flexibility and more long-term usability than the typical market option — this is the one.