



GRASSROOTS
REALTY GROUP

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36 Red Embers Row NE
Calgary, Alberta

MLS # A2278420



\$719,999

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,082 sq.ft.	Age:	2016 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level, Rectangular Lot		

Heating: Central, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Built-In Sound System, Basement Fridge, Range, Hoodfan

Welcome Home to one of the most unique properties in Redstone! In addition to a total of 6 BEDROOMS, 3.5 BATHROOMS, non-conforming basement suite, DOUBLE DETACHED DRYWALLED-GARAGE, CENTRAL AIR CONDITIONING, it boasts an OPEN FLOOR plan showing it through its LARGE LIVING ROOM, LARGE DINING space, UPGRADED KITCHEN, UPGRADED BATHROOMS, SOUND SYSTEM on the main floor, NEW EXTERIOR and that is just the beginning! From the moment you arrive, you will notice the inviting front COVERED PORCH. Step inside to a BRIGHT, open living room with 9-FEET CEILINGS, tons of NATURAL LIGHT coming from windows all around & POTLIGHTS. The well-positioned cosy GAS FIREPLACE will keep you warm in winter. The living room with its stylish LUXURY VINYL PLANK will lead you to the OPEN DINING ROOM with MORE WINDOWS leading to your KITCHEN with CEILING-HEIGHT CABINETRY, CHIMNEY-STYLE HOOD FAN, GRANITE COUNTERTOPS, all STAINLESS STEEL APPLIANCES! A BIG WALK-IN PANTRY, 2nd LINEN CLOSET, half BATHROOM, & REAR ENTRANCE CLOSET! The UPGRADED STAIRCASE will lead you to a ROOMY MASTER BEDROOM, with a SPACIOUS WALK-IN CLOSET, an ENSUITE BATHROOM featuring a corner SOAKER TUB & A WALK-IN SHOWER! & DOUBLE SINKS! There are 3 additional BEDROOMS and a 2nd FULL BATHROOM & your CONVENIENT LAUNDRY CLOSET! The non-conforming BASEMENT SUITE has its own SEPARATE ENTRANCE, ITS OWN LAUNDRY, 2 BEDROOMS, FULL BATHROOM, & also an OPEN FLOOR PLAN! The house sits steps away from two Shopping Plazas & minutes to all major roads! WELCOME to the HOUSE that has it ALL! WELCOME HOME!

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