



**36, 32 Red Embers Parade
Calgary, Alberta**

MLS # A2278830



\$399,900

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,276 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 293
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this beautifully appointed end-unit townhome offering the perfect blend of style, comfort, and functionality—an excellent opportunity for first-time buyers or savvy investors. Step inside to a spacious foyer with abundant storage, immediately showcasing the home’s thoughtful and practical design. The main level features a bright open-concept layout that seamlessly connects the living, dining, and kitchen areas. The modern kitchen is highlighted by a sleek island and large pantry, while the adjacent balcony provides the ideal space to relax or entertain, filled with natural light year-round. Upstairs, you’ll find two generously sized bedrooms and two full bathrooms, including a primary retreat complete with a walk-in closet and a 4-piece ensuite. Added convenience comes from the upper-level laundry. The lower level includes a secure attached garage, mechanical room, and ample storage space. Situated in the sought-after community of Redstone, this home is close to playgrounds, green spaces, Stoney Trail, Calgary International Airport, CrossIron Mills, and a wide selection of international grocery stores. Offering exceptional value in a prime location, this is a home you don’t want to miss!