



**GRASSROOTS**  
REALTY GROUP

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**611, 132 Red Embers Link NE**  
**Calgary, Alberta**

**MLS # A2279421**



**\$449,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Redstone               |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | Townhouse              |               |                  |
| <b>Size:</b>     | 1,568 sq.ft.           | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.03 Acre              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                  |

|                    |                                                                                          |                   |        |
|--------------------|------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl                                                                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                          | <b>Condo Fee:</b> | \$ 319 |
| <b>Basement:</b>   | None                                                                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                 | <b>Zoning:</b>    | RC1    |
| <b>Foundation:</b> | Poured Concrete                                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |                   |        |

**Inclusions:** N/A

StreetSide proudly presents this exceptionally popular interior-unit townhome, where expansive living areas meet modern comforts and sophisticated finishes. The thoughtfully designed floorplan features three spacious upper-level bedrooms and two and a half well appointed bathrooms, complemented by a versatile lower-level den perfect for a home office or quiet retreat. The heart of the home is an inviting open-concept main floor, anchored by a large gourmet kitchen featuring a functional breakfast bar for casual dining. This bright living space transitions seamlessly to a private balcony, offering a perfect setting for outdoor relaxation. The interior showcases high end craftsmanship, including modern dark slab-style cabinetry with a full bank of drawers for maximum storage. The kitchen is further elevated by polished white quartz countertops and a full suite of premium stainless steel appliances. Durable luxury vinyl flooring runs throughout the primary living areas, while the stairs and upper level are finished with plush carpet over an 8lb underlay for superior comfort. Additional conveniences include an attached double car garage, professionally maintained landscaping, and a lifestyle defined by maintenance free living. Located within Red Embers Point East, this home places you at the heart of the dynamic Redstone neighborhood. Enjoy the ease of a convenient location with quick access to major routes, including Stoney Trail, ensuring you are never far from the city's best. The community is strategically positioned near future commercial developments, promising shops, services, dining, and entertainment options just moments from your doorstep.