



GRASSROOTS
REALTY GROUP

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36 Red Embers Row NE
Calgary, Alberta

MLS # A2290172



\$695,000

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, Front Yard, Lawn, Level, Paved, Rectangular Lot, See Remarks, S		

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, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	Built-in speakers & the receiver		

Welcome Home to one of the most unique properties in Redstone! 9- FEET CEILINGS (main floor & upper floor)! Over 2,900 square feet of developed space, 6 BEDROOMS, 3.5 BATHROOMS, illegal 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, 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 BASEMENT SUITE (illegal) 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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