



**GRASSROOTS**  
REALTY GROUP

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**119, 137 Red Embers Link NE  
Calgary, Alberta**

**MLS # A2130982**



**\$499,900**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,133 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Secured, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 215
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

**ATTACHED GARAGE | 3 BED 3.5 BATH | FINISHED BASEMENT | LOCATED IN WELL-ESTABLISHED REDSTONE** Welcome to this stunning contemporary townhouse nestled in the desirable community of Redstone. Boasting 3 bedrooms, 3.5 bathrooms, and a host of modern features, this home is sure to captivate the discerning buyer. As you step inside, you're greeted by an inviting open foyer that sets the tone for the stylish interior. To the left, a convenient half bathroom offers added functionality for guests and residents alike. The main floor unfolds into a beautifully designed open concept layout, perfect for both daily living and entertaining. The chef-inspired kitchen is a focal point, featuring sleek modern finishes, a pantry for added storage convenience, and a striking kitchen island topped with elegant quartz countertops. The adjacent dining area seamlessly flows from the kitchen, creating an ideal space for family meals and gatherings. The living area, bathed in natural light, offers a cozy spot for relaxation and unwinding. A door at the back of the home leads to a private deck, extending the living space outdoors for al fresco enjoyment. Venture upstairs to discover the upper level, where three bedrooms await. The spacious primary bedroom is a true retreat, complete with a walk-in closet and a luxurious 4-piece ensuite bathroom, offering a serene sanctuary for rest and relaxation. Two additional bedrooms provide ample space for family members or guests. A dedicated laundry room on this floor adds convenience to everyday chores, while another well-appointed 4-piece bathroom ensures comfort for all. The lower level of this townhouse offers even more living space, with a large recreation room that's perfect for entertaining friends and family. A third bathroom, complete with a shower, adds convenience for guests, while a storage and utility room provides practical

solutions for organization and maintenance. Redstone is renowned for its desirable amenities, including schools, shopping areas, and major roadways, ensuring a convenient and vibrant lifestyle for residents. Don't miss the opportunity to make this contemporary townhouse your new home in the vibrant community of Redstone. Schedule your viewing today!