



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**124 Red Embers Crescent
Calgary, Alberta**

MLS # A2206248



\$639,900

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,569 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Experience the perfect blend of modern comfort and convenient living in this remarkable home nestled within the lively community of Redstone! With its prime location near playgrounds, shopping centers, and the recently opened Chalo Freshco Plaza, plus the proximity to CrossIron Mills Mall and Calgary International Airport, this property truly embodies the essence of a vibrant lifestyle. Step inside and be captivated by the stylish design and thoughtful features that define this inviting residence. The main floor is tailored for today's dynamic lifestyle, showcasing a spacious family room designed for relaxation and entertainment, along with a dream kitchen that boasts stunning cabinet space and a harmonious mix of laminate, carpet, and tile flooring. Venture upstairs to discover the tranquil master suite, complete with a generous walk-in closet and an upgraded ensuite that promises a spa-like experience. Two additional well-appointed bedrooms, a full bathroom, and a practical laundry room complete the upper level, offering ample space for family and visitors alike. The unfinished basement is a blank canvas, awaiting your creative touch, and it offers the potential for a separate entrance that could be easily accessed with the addition of cement stairs to the rear of the home—perfect for rental income or multigenerational living. The oversized 20x20 detached garage provides additional storage and convenience. The thoughtfully installed window coverings throughout the home provide both privacy and style, allowing you to move in without the worry of an additional expense. Step outside to the west-facing backyard, where sunlight floods the spacious deck, creating an ideal setting for summer gatherings or quiet moments of relaxation in the fully fenced yard. With quick access to Deerfoot and Stoney Trail, your commute will be a breeze. This stunning home

has been fully repainted with ALL hail damage repaired and is equipped with a water softener, water filter system, air filtration concentration system, and a central air conditioner, ensuring comfort and convenience in every corner. Immediate possession is available—don't let this exceptional opportunity slip away!