



**35 Red Embers Crescent NE  
Calgary, Alberta**

**MLS # A2207014**



**\$699,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Redstone  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 1,867 sq.ft.  | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces  |               |                  |
| <b>Lot Size:</b> | 0.06 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular L |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Built-in Features, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A   |                   |     |

LOCATION..LOCATION&hellip;Welcome To Meticulously kept 2016 Built EAST FACING 1,867 SqFt SINGLE FAMILY DETACHED HOME including OVERSIZED DOUBLE Detached Garage with Unfinished Basement in a most Desirable community of REDSTONE. The CURRENT ORIGINAL OWNERS had upgraded the home extensively like Laminate/Tile Flooring, & Main ceiling, Stainless Steel Appliances, Maple Cabinets, Granite Countertops everywhere, Railing at Stairs, Central Air Conditioning, Front Porch, & Rear Deck with Concrete Patio. MAIN FLOOR invites you with a OPEN CONCEPT FLOOR PLAN having decent front foyer followed by Spacious Living Room, MODERN STYLE UPGRADED Kitchen with Large Dining space to entertain large family, Pantry room and 3pc FULL WASHROOM finishes the level. The KITCHEN IS HIGHLY UPDATED WITH FULL HEIGHT CABINETS, CHIMNEY HOOD FAN, GAS STOVE, BUILT IN MICROWAVE, elegant backsplash and large bright window. The UPSTAIRS you have a Large Master Bedroom with 3pc Ensuite & walk in closet, Other 2 Good size guest Bedrooms with walkin closets, Central Bonus room, Laundry room and main 4pc bath. The HUGE UNFINISHED BASEMENT with Egress Windows is awaiting for your creative ideas. THE WEST FACING BACKYARD with Deck and Concrete Patio facilitates the low maintenance landscaping makes it ideal for summer gatherings. OVERSIZED DOUBLE DETACHED GARAGE with a paved back alley makes it ideal for your convenient lifestyle. The New Roof, gutters & Siding for the house including the garage was replaced in 2024. The lovely Home is Located on Quiet street, while Few minutes walk/drive to TRANSIT, PARK, PLAYGROUND, Shopping Plaza (Sanja Punjab & Chalo Fresco) & few Mins drive to YYC, major highways, Crossiron Mall & Future

Country Hills Town Centre. Ideal for Living or Investment purposes to increase your rental portfolio. Don't Miss 3D Tour..Must Buy. Call Now your favourite realtor to schedule a viewing.