



**GRASSROOTS**  
REALTY GROUP

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

**520, 32 Red Embers Parade NE**  
**Calgary, Alberta**

**MLS # A2212950**



**\$419,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,227 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 198
<b>Basement:</b>	Finished, None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

<b>Inclusions:</b>	n/a
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**\*\*Open House Sat Mar 29th 11:30am-2:30pm\*\*** Welcome to this stylish 3-bedroom, 3.5-bathroom townhome in the vibrant community of Redstone! Offering a modern open-concept design, this home is perfect for families, first-time buyers, or investors. Step inside to find a spacious living and dining area with large windows that flood the space with natural light. The sleek kitchen features quartz countertops, stainless steel appliances, and ample cabinet space, making meal prep a breeze. Upstairs, the primary bedroom boasts a walk-in closet and a private ensuite, while the additional bedroom has full bath&mdash;perfect for kids, guests, or a home office. The basement is developed with one more bedroom, full washroom and a living area. The house features modern lighting fixtures and an upgraded kitchen with a center island. Located in a family-friendly neighborhood, this home is close to schools, parks, shopping, and easy access to major roadways. Don&rsquo;t miss this opportunity to own a well-maintained townhome in one of Calgary&rsquo;s fastest-growing communities!