

**403, 137 Red Embers Link NE
Calgary, Alberta**

MLS # A2246093



\$474,900

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|------------------|------------------------|---------------|------------------|
| Division: | Redstone | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,573 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Back Lane, Level | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 283 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Slab | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters | | |

Inclusions: None

This 3 bed, 2.5 bath townhome comes with a large den/office area (that could be used as a 4th bedroom) plus a double attached garage and LOW condo dues. Located in the highly sought after community of Redstone this home is a must see. The main floor consists of an open plan with high ceilings, luxury vinyl plank and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight offering upgraded S/S appliances, quartz counter-tops, custom white cabinets, a large pantry plus a functional center island/breakfast bar that overlooks the separate dining area and large living room that grants access to a sunny South facing balcony. Upstairs you will find a good sized primary bedroom with a walk-in closet and 4pc ensuite. Two additional bedrooms another 4pc bath and laundry area complete the upper level. The ground floor level boasts a spacious front entrance, den/office area plus access to a double attached garage (side by side parking). Located close to schools, parks, shopping/restaurants, City transit and easy access to main roadways.