



**806, 32 Red Embers Parade NE  
Calgary, Alberta**

**MLS # A2300191**



**\$394,999**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** none

Welcome to the growing community of Redstone—an excellent opportunity for first-time buyers and investors alike! Offering low-maintenance living and a thoughtfully designed layout, this 2-bedroom, 2.5-bathroom home delivers both comfort and long-term value. The entry level features a spacious foyer with access from both the front entrance and attached garage. At the rear of the garage, you’ll find a generous storage area—perfect for bikes, winter tires, seasonal items, or additional household storage. Upstairs, the bright and open-concept main floor is ideal for everyday living and entertaining. The modern kitchen showcases quartz countertops, stainless steel appliances, a breakfast bar, and a large corner pantry. The dining and living areas flow seamlessly together, while a tucked-away 2-piece powder room adds convenience. Step out onto your private balcony—complete with privacy glass—perfect for relaxing during the warmer months. The upper level offers two well-sized bedrooms, including a primary suite featuring a walkthrough closet and private 3-piece ensuite. A second full bathroom and convenient upper-floor laundry complete this level. Ideally located with quick access to Stoney Trail and Metis Trail, Redstone is a thriving community with expanding amenities and strong future growth—making this a smart choice for homeowners and investors alike.