



GRASSROOTS

REALTY GROUP

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

MLS # A2315288



\$648,888

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,786 sq.ft.	Age:	2016 (10 yrs old)
Beds:	6	Baths:	4
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Level, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Refrigerator (Basement), Washer (Basement), Dryer (Basement), Electric Stove (Basement), Microwave (Basement), Hood-Fan (Basement)

2 BEDROOM LEGAL BASEMENT SUITE — A fantastic opportunity to help offset your monthly mortgage payments by renting the basement and living upstairs! Offering approximately 2,700 Sq. Ft. of developed living space, this beautifully designed home features a total of 6 bedrooms and 4 full bathrooms, including a convenient main floor bedroom and full washroom. As you step inside, you are greeted by a spacious and functional open-concept layout designed for modern family living. The bright living room offers ample space to relax and entertain, while the kitchen is enhanced by a west-facing window that fills the home with natural light throughout the day. Upstairs, you will find 3 generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet and an additional flex area perfect for a home office, study nook, or reading space. The upper-level laundry adds extra convenience for everyday living. Triple-pane windows throughout the home help improve energy efficiency and reduce utility costs year-round. The City-registered 2-bedroom legal basement suite has been thoughtfully designed by the current owners and includes a separate laundry area, a full-sized kitchen with stainless steel appliances, and a comfortable living space — ideal for extended family or rental income potential. Buyers may also explore available City of Calgary incentive programs and rebates for a future backyard/garage suites, making this property even more attractive for homeowners and investors alike. Conveniently located within walking distance of nearby plazas, shopping, restaurants, and everyday amenities, this home also offers quick and easy access to both Stoney Trail and Deerfoot Trail, making daily commuting simple and convenient.

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