



GRASSROOTS
REALTY GROUP

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150 Red Embers Common NE
Calgary, Alberta

MLS # A2316866



\$499,900

Division:	Redstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,577 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: N/A

Welcome to this beautifully designed modern semi-detached house, finished in end 2021, features 2 storeys, 3 bedrooms 2.5 baths, and spans 1576 square feet. Fully upgraded with careful consideration to every detail. Upon entering, you will be greeted by 9' ceilings on the main floor, an open concept floor plan, LVP flooring throughout, a soundproof sharing wall, and upper floor laundry. The main floor is filled with natural light flowing through large windows, and the luxurious kitchen showcases an island, sleek modern countertops, and stainless steel appliances. The dining room overlooks both the kitchen and the living room. Completing this level is a mudroom and access to the backyard. Moving to the upper floor, you will find the primary retreat, which offers a spacious ensuite and a walk-in closet. Additionally, there are 2 more generously sized bedrooms, a bathroom, and convenient upper floor laundry equipped with a front load washer and dryer. The house features updated lighting and flooring throughout. The unfinished basement has a separate side door entrance. The property offers quick access to , Stoney Trail, Metis Trail. It is conveniently located just minutes away from the airport, shopping centers, and Cross Iron Mills Mall. This house is truly a must-see.