



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

MLS # A2320385



\$389,999

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

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

Inclusions: none

~~~~~ONE OWNER / ATTACHED GARAGE | 2 BED 2.5 BATH | EXTRA STORAGE ROOM ~~~~~Welcome to the growing community of Redstone&mdash;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&rsquo;ll find a generous storage area&mdash;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&mdash;complete with privacy glass&mdash;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&mdash;making this a smart choice for homeowners and investors alike.