



GRASSROOTS
REALTY GROUP

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227, 137 Red Embers Link NE
Calgary, Alberta

MLS # A2322953



\$449,900

Division:	Redstone		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,258 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 238
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to this beautifully maintained townhome in the vibrant community of Redstone, offering 1,257.6 SQ. FT. ABOVE GRADE PLUS A FULLY FINISHED 608 SQ. FT. BASEMENT, for a total of 1,763.4 SQ. FT. OF DEVELOPED LIVING SPACE. Designed for modern living, this spacious home features 4 BEDROOMS and 3.5 BATHROOMS, providing ample room for growing families, professionals, or investors. The open-concept main floor is highlighted by a cozy fireplace, large windows that fill the space with natural light, and a functional layout ideal for both everyday living and entertaining. The upper level offers generously sized bedrooms, including a spacious primary retreat complete with its own ensuite bathroom. Downstairs, the FULLY FINISHED BASEMENT significantly expands the home's functionality, featuring an additional bedroom, full bathroom, and versatile recreation space—perfect for guests, a home office, gym, or family room. Enjoy year-round comfort with central air conditioning, and step outside to a beautifully landscaped backyard complete with a private deck, creating the perfect outdoor space for relaxing or entertaining. The home also includes two assigned parking stalls for added convenience. Located in the highly desirable community of Redstone, residents enjoy quick access to Stoney Trail, Deerfoot Trail, Metis Trail, and Country Hills Boulevard. Calgary International Airport is approximately 15 minutes away, while CrossIron Mills, Costco, grocery stores, restaurants, schools, parks, playgrounds, transit, and numerous everyday amenities are all within a short drive. Combining exceptional space, thoughtful upgrades, and an unbeatable location, this move-in-ready home offers a fantastic opportunity to own in one of Northeast Calgary's most sought-after communities.

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