



GRASSROOTS
REALTY GROUP

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128, 31 Red Embers Parade NE
Calgary, Alberta

MLS # A2330417



\$379,900

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,304 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Corner Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 326
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Quartz Counters, Storage, Wet Bar		

Inclusions: N/A

Welcome to this spacious and meticulously maintained END UNIT townhome offering incredible value in one of Calgary's most family friendly communities. Featuring four bedrooms and three full bathrooms plus a convenient half bath, and boasting over 1,820 sq ft of total thoughtfully designed living space, this home is ideal for growing families, first time buyers, or investors seeking strong rental potential. The main level showcases an open concept layout with a bright, inviting living area and a modern kitchen complete with stainless steel Whirlpool appliances, flowing seamlessly into the dining space, perfect for everyday living and effortless entertaining. Upstairs, you'll find generously sized bedrooms, including a comfortable primary suite with its own ensuite, while the additional bedrooms provide flexibility for family, guests, or a home office. The fully finished lower level is a true standout, featuring a rare fourth bedroom, full bathroom, and a quartz topped wet bar with sink, creating the perfect space for entertaining, relaxing, or hosting game nights. Enjoy the convenience of rear parking and low maintenance living, along with upgrades such as central air conditioning and a gas line for your BBQ, ideal for summer comfort. Located just minutes from parks, schools, shopping, major routes, and close to the new Shoppers Drug Mart currently under construction along with other everyday amenities, this home truly checks all the boxes. Don't miss your chance to own a move in ready home with space, style, and exceptional value. Book your showing today!