



GRASSROOTS
REALTY GROUP

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308, 32 Red Embers Parade NE
Calgary, Alberta

MLS # A2335342



\$339,900

Division:	Redstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,254 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, 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		

Inclusions:	N/A
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Welcome to this well-maintained 2-bedroom, 2.5-bathroom townhouse with an attached garage, ideally situated in the expanding community of Redstone. Offering a bright, contemporary design and a functional floor plan, this home is perfect for first-time buyers, professionals, or investors. The main level welcomes you with a generous entryway featuring convenient access to the attached garage, along with a dedicated storage area at the rear—ideal for bicycles, seasonal décor, sports equipment, or additional household storage. Upstairs, the open-concept living space is designed for both comfort and entertaining. The stylish kitchen showcases quartz countertops, stainless steel appliances, a spacious pantry, and a central island with breakfast bar seating, offering the perfect space for casual dining, meal preparation, and entertaining. The adjoining dining and living areas are filled with natural light and open onto your own private balcony, perfect for a morning coffee or summer bbq. A convenient 2-piece powder room completes this level. The upper floor features two generously sized bedrooms, including a comfortable primary suite with a walk-through closet leading to a private 3-piece ensuite. A second full bathroom and the convenience of upper-level laundry make everyday living easy. Located just minutes from Stoney Trail and Metis Trail, this home offers quick access to shopping, schools, parks, public transit, and a variety of everyday amenities. Combining modern finishes, practical living spaces, and an excellent location, this is an outstanding opportunity to own in one of Calgary's most sought-after northeast communities.