



GRASSROOTS
REALTY GROUP

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88 Red Embers Crescent NE
Calgary, Alberta

MLS # A2349061



\$694,900

Division:	Redstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,779 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: Basement Suite Appliances: Fridge, Stove, Hood Fan, Washer, Dryer

****2 Bedroom Basement Suite(illegal) with Separate Entry** Incredible Location | Close to CBE Prairie Sky School | East Facing Home | West Facing Backyard | 1,778.67 SqFt + 891.19 SqFt Basement | Total of 5 Bedrooms & 3.5 Bathrooms | Modern Sleek Finishes | Main Level Front Den | Open Floor Plan | Gorgeous Kitchen | Quartz Countertops | Stainless Steel Appliances | Breakfast Bar with Barstool Seating | Walk-in Pantry | Rear Mud Room | Recessed Lighting | Wired For Sound | 3 Upper Level Bedrooms | 2 Full Bathrooms | Upper Level Laundry | Basement Separate Entry | Basement Laundry | Open Floor Plans | 2 Sizeable Bedrooms & 4pc Bathroom | Storage | Beautiful Backyard | Fully Fenced | Wooden Deck | Rear Double Detached Garage | Rear Lane. Welcome home to 88 Red Embers Cres NE, nestled in the heart of Redstone close to all shopping and has quick access to Stoney Trail NE. This home boasts 1,778.67 SqFt throughout the main and upper levels with an additional 891.19 SqFt in the finished basement suite(illegal). Open the front door to a foyer with tiled flooring and hall closet storage for a clean and organized space. The front den is a great seating area for any time of day; the East facing windows fill the space with morning light. The open floor plan living, dining and kitchen make this a great home to entertain family and friends. The kitchen is outfitted with stainless steel appliances, quartz countertops, a breakfast bar with barstool seating and a walk-in pantry for dry goods storage. The rear mud room has closet storage and leads to the wooden deck and backyard making indoor/outdoor living easy! The main level is complete with a 2pc powder room. Upstairs is finished with plush carpet flooring in the 3 bedrooms! The primary bedroom is a personal oasis with a walk-in closet and a 3pc ensuite bath. Bedrooms 2 & 3 are both a generous**

size and share the 4pc bath with a tub/shower combo. .The laundry room located upstairs is an added bonus as its near all bedrooms making laundry turnover easy. Downstairs, the basement has a separate side entry, kitchen and laundry making it a completely independent level of this home. The basement suite(illegal) has 2 great sized bedrooms and a 4pc bathroom. The kitchen and rec room are an open floor plan and central to the basement level making both living and dining comfortable. The basement side entry has a concrete path from your sidewalk to your door! Outside is a great backyard; the deck is the perfect space for outdoor dining and the lawn provides kids a place to play! The rear double detached garage with alley access provides you with 2 year round weather secure parking stalls plus street parking is readily available too. Hurry and book your showing today!