



GRASSROOTS
REALTY GROUP

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107 Red Embers Common NE Calgary, Alberta

MLS # A2349553



\$634,999

Division:	Redstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,860 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Level, Low Maintenance La		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	Additional Microwave, Stove, Refrigerator in basement		

A great setup for multigenerational living, extended family or anyone looking for a little more flexibility from their home. Located on a quiet cul-de-sac, this corner-lot half duplex at 107 Red Embers Common NE offers an impressive amount of space, parking and separation between living areas. The main floor has a bright, open feel with large windows, a spacious living room and a generous dining area that opens toward the kitchen. The layout is comfortable for everyday family life, while still giving you plenty of room when everyone gathers. The kitchen offers ample cabinetry and counter space, and the neutral finishes throughout make the home easy to move into and personalize. Upstairs are generously sized bedrooms, including a comfortable primary bedroom, giving the main household plenty of private space. The illegal basement suite adds another level of flexibility — ideal for grandparents, older children, extended family or a household that would benefit from a separate living area. And then there's the parking. Being a corner lot means you have far more options than the typical half duplex, with a double attached garage, driveway parking and additional parking along the side street. The fully fenced backyard is spacious enough for kids, pets, entertaining or simply enjoying some extra outdoor space. The home has a bright, clean and contemporary feel throughout, with plenty of room for a growing or blended household. Whether you're looking for a home where multiple generations can live comfortably together, space for extended family, or simply a property that gives you more options, this one offers a very practical layout in a great cul-de-sac location.