

**403, 137 Red Embers Link NE**  
**Calgary, Alberta**

**MLS # A2246093**



**\$462,000**

|                    |                           |               |                  |
|--------------------|---------------------------|---------------|------------------|
| <b>Division:</b>   | Redstone                  |               |                  |
| <b>Type:</b>       | Residential/Five Plus     |               |                  |
| <b>Style:</b>      | 3 (or more) Storey        |               |                  |
| <b>Size:</b>       | 1,573 sq.ft.              | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>       | 3                         | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>     | Double Garage Attached    |               |                  |
| <b>Lot Size:</b>   | 0.04 Acre                 |               |                  |
| <b>Lot Feat:</b>   | Back Lane, Level          |               |                  |
| <b>Heating:</b>    | Forced Air, Natural Gas   |               |                  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank |               |                  |
| <b>Roof:</b>       | Asphalt Shingle           |               |                  |
| <b>Basement:</b>   | None                      |               |                  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  |               |                  |
| <b>Foundation:</b> | Slab                      |               |                  |
| <b>Water:</b>      | -                         |               |                  |
| <b>Sewer:</b>      | -                         |               |                  |
| <b>Condo Fee:</b>  | \$ 283                    |               |                  |
| <b>LLD:</b>        | -                         |               |                  |
| <b>Zoning:</b>     | M-1                       |               |                  |
| <b>Utilities:</b>  | -                         |               |                  |

**Features:** Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

**Inclusions:** None

Hot Deal ! Priced to sell !! This 3 bed, 2.5 bath townhome comes with a large den/office area (that could be used as a 4th bedroom) plus a double attached garage and LOW condo dues. Located in the highly sought after community of Redstone this home is a must see. The main floor consists of an open plan with high ceilings, luxury vinyl plank and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight offering upgraded S/S appliances, quartz counter-tops, custom white cabinets, a large pantry plus a functional center island/breakfast bar that overlooks the separate dining area and large living room that grants access to a sunny South facing balcony. Upstairs you will find a good sized primary bedroom with a walk-in closet and 4pc ensuite. Two additional bedrooms another 4pc bath and laundry area complete the upper level. The ground floor level boasts a spacious front entrance, den/office area plus access to a double attached garage (side by side parking). Located close to schools, parks, shopping/restaurants, City transit and easy access to main roadways.