

## 12 Red Embers Common NE Calgary, Alberta

**MLS # A2261313**



**\$599,500**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,574 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** none

This is a home built for people who appreciate quality, space, and smart upgrades. Located in Redstone, this 3-bed, 2 full + 2 half bath semi-detached home delivers over 2,100+ sq ft of finished living space, a professionally developed basement with private side entrance, and a heated, insulated detached garage designed to outperform anything else in the market. The main level is open, bright and functional &mdash; featuring 9 ft ceilings, quartz countertops, upgraded cabinetry, stainless steel appliances and thoughtful layout for both day-to-day living and hosting. Upstairs, the primary suite is a standout: a custom walk-in closet with upgraded shelving and a private ensuite equipped with a double shower head system &mdash; a detail rarely found at this price point. Two additional bedrooms with upgraded closet organization and a full bath complete the upper level. The fully finished basement offers real versatility &mdash; home office, teen retreat, extended family use or private living space &mdash; enhanced by the convenience of the side entrance. Outside, the backyard is fully fenced with a poured concrete patio &mdash; a low maintenance outdoor living space ideal for both quiet evenings and entertaining. And then there's the garage &mdash; Heated. Insulated. Drywalled. Epoxy flooring. Upgraded electrical for workshop / EV / gym use. This is not just storage &mdash; this is usable, year-round functional space with space for 2 vehicles, a camper or whatever else you need! Additional installed storage is also included. Additional upgrades & features include: &bull; Smart lock side entry &bull; Brand new washing machine &bull; Furnace & A/C fully serviced (2025) &bull; New garage door (2025) &bull; Full closet organization system in all bedrooms &bull; High quality finishes throughout &bull; Brand new siding, roof & eavestrough professionally

installed This home stands out in both condition and functionality — offering premium features that are rare to find packaged together at this price, leaving you nothing left to upgrade. If you’re looking for a property that delivers more value, more flexibility and more long-term usability than the typical market option — this is the one.