

**36, 32 Red Embers Parade
Calgary, Alberta****MLS # A2278830****\$399,900****Division:** Redstone**Type:** Residential/Five Plus**Style:** 2 Storey**Size:** 1,276 sq.ft. **Age:** 2022 (4 yrs old)**Beds:** 2 **Baths:** 2 full / 1 half**Garage:** Single Garage Attached**Lot Size:** 0.32 Acre**Lot Feat:** Rectangular Lot

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 293
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home		
Inclusions:	None		

Welcome to this beautifully appointed end-unit townhome offering the perfect blend of style, comfort, and functionality—an excellent opportunity for first-time buyers or savvy investors. Step inside to a spacious foyer with abundant storage, immediately showcasing the home's thoughtful and practical design. The main level features a bright open-concept layout that seamlessly connects the living, dining, and kitchen areas. The modern kitchen is highlighted by a sleek island and large pantry, while the adjacent balcony provides the ideal space to relax or entertain, filled with natural light year-round. Upstairs, you'll find two generously sized bedrooms and two full bathrooms, including a primary retreat complete with a walk-in closet and a 4-piece ensuite. Added convenience comes from the upper-level laundry. The lower level includes a secure attached garage, mechanical room, and ample storage space. Situated in the sought-after community of Redstone, this home is close to playgrounds, green spaces, Stoney Trail, Calgary International Airport, CrossIron Mills, and a wide selection of international grocery stores. Offering exceptional value in a prime location, this is a home you don't want to miss!