

# \$599,998 - 12 Red Embers Common Ne, Calgary

MLS® #A2261313

**\$599,998**

3 Bedroom, 4.00 Bathroom, 1,574 sqft

Residential on 0.06 Acres

Redstone, Calgary, Alberta

Proudly offered by the original owners, this meticulously maintained duplex in Redstone is a rare opportunity to own a fully upgraded, turn-key property in one of Calgary's most connected and growing communities. Built by Shane Homes in 2019 and thoughtfully customized from day one, every corner of this home reflects pride of ownership and practical design. As you enter the 9-foot ceilings on the main floor welcome you, the custom 2 tone kitchen and professionally developed basement, this home offers over 2,100 square feet of finished living space with upgrades that matter. Open-concept layout connecting kitchen, dining, and living areas. Kitchen features quartz countertops, stainless steel Whirlpool appliances with water and ice fridge, hood fan, and built-in microwave in the island. Spacious primary suite with large windows, walk-in closet (with custom shelving), and ensuite featuring double shower heads (rainhead and handheld) and a private water closet. Professionally developed basement with a large flex space, recreation room with window, half bath, and two storage rooms, private side entrance with finished landing and smart lock. Detached garage: heated, insulated, drywalled, epoxy floor, upgraded electrical (suitable for compressor or welding equipment), landscaped backyard with poured concrete patio and extra tall lattice privacy fencing, new shingles, eavestroughs, and siding. Insulated garage door (new in 2025), Full servicing of furnace and AC (2025), Brand



new washing machine.

Built in 2018

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2261313               |
| Price          | \$599,998              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,574                  |
| Acres          | 0.06                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 12 Red Embers Common Ne |
| Subdivision | Redstone                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3N1L1                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows         |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                                     |

|              |                |
|--------------|----------------|
| Cooling      | Central Air    |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 16                |
| Zoning         | R-G               |
| HOA Fees       | 120               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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