



THE
A-TEAM

**RE/MAX
FIRST**

71 AMBLEFIELD Avenue, Calgary T3P 2C1

MLS®#: **A2133965** Area: **Moraine** Listing Date: **05/21/24** List Price: **\$629,000**
 Status: **Active** County: **Calgary** Change: **+\$9k, 22-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,978 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,393**
 Low Sqft:
 Ttl Sqft: **1,393**

DOM

35
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Laminate**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator**
 Int Feat: **Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 10`9"	Dining Room	Main	12`4" x 10`5"
Kitchen	Main	13`3" x 9`11"	2pc Bathroom	Main	5`0" x 5`2"
Bedroom - Primary	Second	12`5" x 11`3"	4pc Ensuite bath	Second	8`11" x 4`11"
4pc Bathroom	Second	4`11" x 7`9"	Bedroom	Second	11`9" x 7`9"
Bedroom	Second	10`5" x 8`10"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311428

Remarks

Pub Rmks:

Welcome to BRAND NEW home in Ambleton! This pleasant 3 bed, 2.5 bath laned home offers versatility and style. This home designed with a side entrance to help with any future basement developments. Basement equipped with customization, complete with rough-in plumbing. This home also features 3 bedrooms, 2.5 baths, second floor laundry, 4-piece primary En-suite and spacious primary bedroom. Schools, grocery stores nearby, and Stoney Trail . IT is a great opportunity to make this your dream home in Ambleton. Contact your realtor and Schedule a viewing today!

Inclusions:
Property Listed By:

N/A
Grand Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









