



THE
A-TEAM

**RE/MAX
FIRST**

64 AMBLESIDE Crescent, Calgary T3P1S6

MLS® #: **A2144477**

Area: **Moraine**

Listing Date: **06/26/24**

List Price: **\$689,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,056 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Zero Lot Line**
Park Feat: **Off Street,Parking Pad**

Finished Floor Area

Abv Sqft: **1,676**

Low Sqft:

Ttl Sqft: **1,676**

DOM

9

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Marble,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`5" x 13`0"
Mud Room	Main	5`10" x 3`3"
Pantry	Main	7`3" x 2`10"
2pc Bathroom	Main	5`0" x 6`1"
Bonus Room	Upper	12`11" x 9`5"
Bedroom	Upper	10`5" x 9`3"
4pc Bathroom	Upper	4`11" x 9`1"

Room	Level	Dimensions
Dining Room	Main	12`5" x 13`4"
Kitchen	Main	13`11" x 11`1"
Bedroom - Primary	Upper	12`6" x 12`11"
4pc Ensuite bath	Upper	10`11" x 5`3"
Laundry	Upper	3`9" x 5`7"
Bedroom	Upper	10`5" x 9`3"
Bedroom	Basement	12`0" x 11`4"

4pc Bathroom
Family Room

Basement
Basement

4`11" x 7`10"
17`4" x 17`9"

Office
Walk-In Closet
Legal/Tax/Financial

Basement
Basement

5`10" x 2`8"
6`11" x 2`5"

Title:
Fee Simple
Legal Desc:

2012140

Zoning:
R-G

Remarks

Pub Rmks: **Indulge luxury living in your mesmerizing 2-story home in the charming and convenient community of Ambleton NW. This property has over 2200 sq ft of living space. Comes with a side entrance and fully finished basement - a legal suite could be an easy option with City approval. This large front covered porch greets you as pull up to the home. Upon entry, you will notice an open concept floorplan first, with a living room offering large windows. Next you have the dining room & kitchen area, finished with trendy colour selections, upgraded appliances, large centre island, quartz counters & full height cabinetry. Off the kitchen at the rear of the home you will find a convenient door to the back yard & future deck area. The main floor is finished with a 2pc bathroom. Moving to the second level you will find 3 bedrooms, including the primary bedroom, a bonus/ loft room, laundry room and a full bathroom. The primary bedroom offers its own 4pc ensuite and a fair size W.I.C. FULLY FINISHED basement offers, a large bedroom, 4pc bath, family room, office area and a spot to add a wet bar/kitchenette. This home offers a prime location to enjoy a peaceful lifestyle near the lake, park, highway, and shopping center, all just minutes away ensuring convenience and accessibility to an array of amenities. This is the perfect home for families seeking both tranquility and convenience. Book your private showing today & don't miss out on the potential investment opportunity!!**

Inclusions:
Property Listed By: **None
MaxWell Capital Realty**

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







