



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**25 AMBLEFIELD Passage, Calgary T4B3P5**

MLS®#: **A2152756**

Area: **Moraine**

Listing Date: **07/25/24**

List Price: **\$639,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,505 sqft**  
Lot Shape:

Access:

Lot Feat: **See Remarks**  
Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **1,375**  
Low Sqft:  
Ttl Sqft: **1,375**

DOM

**53**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Other**

Construction: **Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Microwave**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>37`1" x 40`4"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>17`5" x 29`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>28`6" x 34`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>46`3" x 42`8"</b>
<b>Pantry</b>	<b>Main</b>	<b>6`3" x 23`11"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Upper</b>	<b>25`7" x 16`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>25`7" x 46`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>16`9" x 16`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>41`0" x 85`4"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311428**

Zoning:  
**R-G**

Remarks

---

Pub Rmks: **Welcome to the bright, modern newly built home located in Ambleton with easy access to stoney Trail. The location is convenient and has convenient access to nearby schools, grocery stores, Daycare, parks and so much more. This home has 3 beds and 2.5 bath. The 2 tone kitchen not only has great aesthetics but the storage cabinets fulfill the purpose. The home is built with a side entrance to the basement, suitable and zoned for suite development- subject to approval/permits from the city. Come see this amazing property as remarks cannot do justice to deliver all that it has to offer.**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

---

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