



THE
A-TEAM

**RE/MAX
FIRST**

103 AMBLEFIELD Avenue, Calgary T4B3P5

MLS®#: **A2153556**

Area: **Moraine**

Listing Date: **08/06/24**

List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **-\$24k, 16-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **248 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,774**

Low Sqft:

Ttl Sqft: **1,774**

DOM

43

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Concrete, Vinyl Siding

Flooring:

Carpet, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator**

Int Feat: **High Ceilings, No Animal Home, Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`0"	Dining Room	Main	6`2" x 10`11"
Kitchen	Main	12`7" x 12`0"	Living Room	Main	12`9" x 11`11"
Office	Main	13`2" x 11`4"	4pc Bathroom	Upper	9`0" x 4`11"
4pc Ensuite bath	Upper	9`0" x 4`11"	Bedroom	Upper	9`3" x 12`0"
Bedroom	Upper	9`3" x 12`0"	Bedroom - Primary	Upper	13`0" x 15`2"
Family Room	Upper	12`9" x 8`7"	Laundry	Upper	5`10" x 6`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311428

Zoning:
R-G

Remarks

Pub Rmks: **BACK ON THE MARKET!!! Step into this delightful laned home in Ambleton, featuring three bedrooms, one den, and 2.5 baths that combine comfort with elegance. This home is designed with a side entrance, facilitating future basement developments. The unfinished basement is ready for customization, complete with rough-in plumbing, a 9-foot ceiling that enhances its spacious and bright feel, and an included second furnace in the basement. Ample space for family activities and a cozy den provide the perfect blend of functionality and luxury. Situated just minutes from schools, grocery stores, and Stoney Trail, this home is perfectly positioned for convenience. Don't miss your chance to turn this house into your dream home in Ambleton. Schedule a viewing today!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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