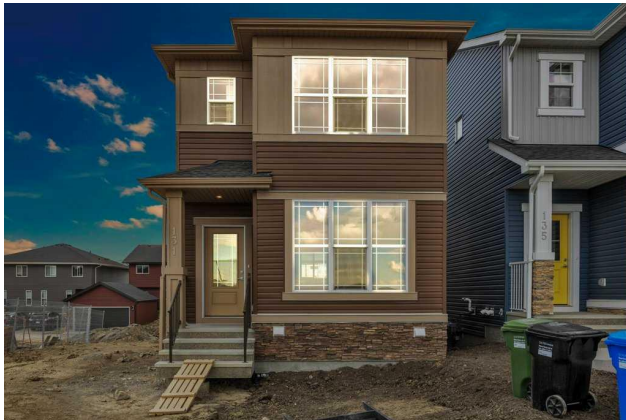


131 AMBLEFIELD Avenue, Calgary T3P 2B8

MLS®#: **A2153917** Area: **Moraine** Listing Date: **07/31/24** List Price: **\$629,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,464 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,399**
 Low Sqft:
 Ttl Sqft: **1,399**

DOM

49
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`8" x 16`4"	Kitchen	Main	10`11" x 12`8"
Dining Room	Main	12`6" x 10`0"	2pc Bathroom	Main	
Bedroom - Primary	Upper	11`2" x 12`4"	Bedroom	Upper	8`8" x 10`4"
Bedroom	Upper	14`1" x 7`9"	4pc Ensuite bath	Upper	4`11" x 81`0"
4pc Bathroom	Upper				

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311428

Remarks

Pub Rmks: **Welcome to this stunning RARE Semi WALK-OUT, North facing home features massive windows at the South side, Deck, offering excellent potential for further Sunshine BASEMENT. You'll notice the meticulous care and quality of every item in this home, including numerous builder upgrades and extended new home warranties. At the entrance, you're welcomed with the open-plan design that boasts 9-foot ceilings and extra windows on the South Side to bring more sunshine, creating bright and spacious living areas. The kitchen includes a sizable breakfast bar, upgraded appliances and a well-designed main floor that features a half bathroom adjacent to the mudroom, which leads to the deck, which is over the walk-out basement. Venturing upstairs, you'll find a spacious Primary bedroom with conduits and backing for a mounted TV, a walk-in closet, and an ensuite 4pc bathroom. Two additional good-sized bedrooms, a bathroom, and a laundry area complete the upstairs. The unfinished WALKOUT basement offers endless development potential with a 9-foot ceiling with windows for your future development plans. Don't miss this house as this is not going to last longer.**

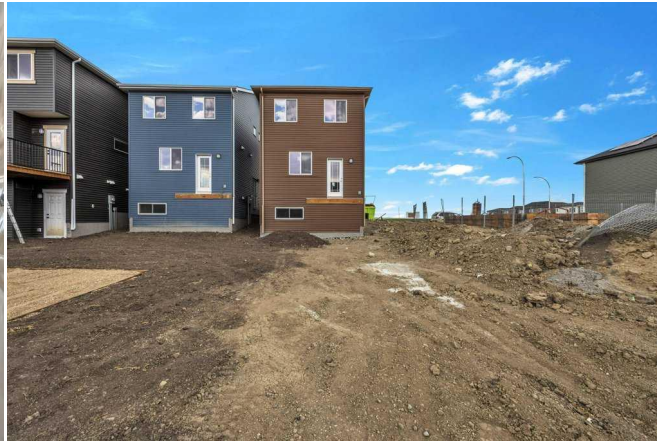
Inclusions:
Property Listed By: **n/a**
PREP Realty

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











131 Ambfield Ave NW, Calgary, AB

Main Floor Exterior Area 887.96 sq ft
Interior Area 676.67 sq ft



PREPARED: 2024/07/31

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

131 Ambfield Ave NW, Calgary, AB

1st Floor Exterior Area 710.34 sq ft
Interior Area 628.96 sq ft



PREPARED: 2024/07/31

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.