



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**37 AMBLEFIELD View, Calgary T3P 2B9**

MLS®#: **A2161954**      Area: **Moraine**      Listing **08/31/24**      List Price: **\$794,900**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$5k, 11-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,078 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,067**  
 Low Sqft:  
 Ttl Sqft: **2,067**

DOM

**18**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Level,Rectangular Lot**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,In Garage Electric Vehicle Charging Station(s),Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Electric,Fireplace(s),Natural Gas**  
 Sewer:  
 Ext Feat: **Playground**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator**  
 Int Feat: **Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`2" x 15`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 9`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`10" x 9`11"</b>	<b>Den</b>	<b>Main</b>	<b>11`7" x 7`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`5" x 9`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 9`11"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>17`10" x 12`11"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 12`11"</b>
<b>Laundry</b>	<b>Second</b>	<b>8`7" x 5`7"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311428**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Discover this exquisite, modern home nestled in the sought-after Northwest community of Ambleton. This newly built residence offers a blend of sleek design and upgrades, ensuring a luxurious living experience. Enjoy the contemporary charm with engineered hardwood flooring throughout the main floor and stylish finishings. The kitchen is a chef's dream, featuring built-in stainless steel appliances, a chic backsplash, full height cabinetry, extra drawers, Quartz counters and walk in pantry. The main floor features a versatile den and a convenient 2-piece bath, living room with fireplace. The open layout invites abundant natural light, creating a welcoming ambiance. On the upper level, enjoy a generous bonus room, a convenient laundry room, and three bedrooms. The master suite is a luxurious retreat with a 5-piece ensuite and a spacious walk-in closet. The separate side entry provides access to a 9' basement, ready for your creative touch to expand living space. Located with easy access to major routes like 144 Street and Stoney Trail, and just minutes from Carrington Plaza, offering a wealth of shopping and dining options. This bright and beautifully upgraded home is ideal for those seeking a modern, comfortable living space in a thriving community. Don't miss the opportunity to make it yours—schedule a viewing today!**

Inclusions: **NONE**  
Property Listed By: **RE/MAX House of Real Estate**

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









