



THE
A-TEAM

**RE/MAX
FIRST**

273 AMBLESIDE Avenue, Calgary T3P 1S4

MLS® #: **A2163509**

Area: **Moraine**

Listing Date: **09/06/24**

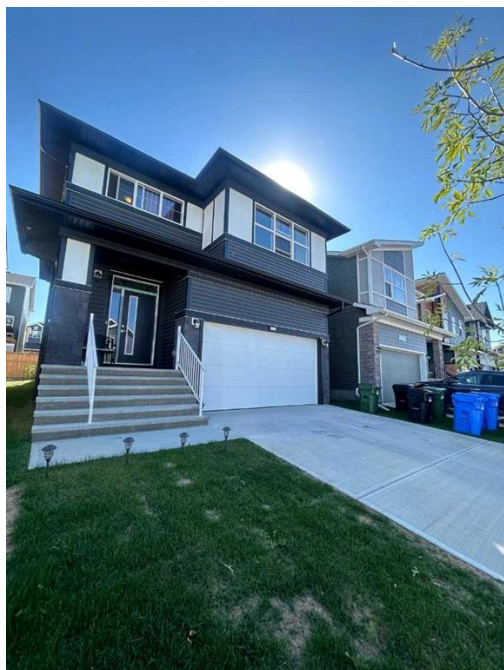
List Price: **\$839,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**
Lot Information
Lot Sz Ar: **3,153 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,224**
Low Sqft:
Ttl Sqft: **2,224**

DOM

12
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Few Trees,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|-------|----------------|-------------------|-------|----------------|
| 2pc Bathroom | Main | 5`1" x 5`8" | Foyer | Main | 6`4" x 7`10" |
| Living Room | Main | 11`4" x 16`10" | 4pc Bathroom | Upper | 10`1" x 12`0" |
| Bedroom | Upper | 10`1" x 12`0" | Bedroom | Upper | 10`11" x 10`2" |
| Laundry | Upper | 6`9" x 8`0" | Dining Room | Main | 15`8" x 7`10" |
| Kitchen | Main | 15`8" x 11`4" | Spice Kitchen | Main | 8`4" x 8`5" |
| 5pc Ensuite bath | Upper | 13`8" x 10`10" | Bedroom | Upper | 13`5" x 10`1" |
| Family Room | Upper | 12`8" x 15`7" | Bedroom - Primary | Upper | 12`11" x 17`1" |

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2012140**

Remarks

Pub Rmks: **2023 built home with top of the line Builder upgrades and fully landscaped! Welcome to this jaw dropping modern home boasting over 2200 SqFt of living space featuring 4 bedrooms, 2.5 bathrooms, a spice kitchen, chef's kitchen, open floor plan and incredible open living space. Exquisite finishes throughout include 9ft ceilings on all levels, 8ft doors, quartz countertops, LED undermount lighting, gold hardware, engineered hardwood flooring, chandeliers and grand-scale rooms. Step inside the front door to a foyer with closet storage. Enjoy hosting friends and family in the open floor plan kitchen, living and dining rooms! The main kitchen is finished with quartz countertops, built-in stainless steel appliances, a gas cooktop, and crisp white full height cabinets with gold hardware. The oversized kitchen island is made for barstool seating to have company while you cook. The sink located off the island is an upgrade, not only for counter space but provides a clean flat look. The spice kitchen is a great addition; outfitted with an electric stove, range hood and additional cabinet storage. The spice kitchen is currently outfitted with an electric stove but there is a gas line supply if you want to make a change! Off the spice kitchen and interior garage door is a walk-in pantry making grocery trips easy. The dining room is full of natural light as it is paired with sliding glass doors that lead to the backyard. The living room is centred with an electric fireplace and has large windows that overlook the backyard. The main level is complete with a central 2pc bathroom. Upstairs is finished with a plush light grey carpet in the bedrooms and family room. Open the french doors to the primary bedroom to a personal oasis; this large bedroom is full of comfort! The primary bedroom has a private 5pc ensuite bathroom with a deep soaking tub, walk-in shower, double vanity with storage and a private washing closet. The ensuite leads through to the walk-in closet. Bedrooms 2, 3 & 4 are all a great size; these share the main 4pc bathroom with a tub and shower combination. The central family room is a great addition to the comfortable living space; unwind in the evenings here with the family. Downstairs is an unfinished basement with an incredible amount of space to grow as your family grows! The deep backyard is ready for a deck & garden. The deck has a gas line ready for your BBQ season. The front attached double garage and driveway allot 4 vehicles to be parked at all times and street parking is available too. Hurry into your new home for a showing today!**

Inclusions: **Spice Kitchen Range Hood, Electric Stove**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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