



THE
A-TEAM

**RE/MAX
FIRST**

32 AMBELSIDE Crescent, Calgary T3P 1S6

MLS®#: **A2165161** Area: **Moraine** Listing Date: **09/11/24** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **2,755 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,797**
 Low Sqft:
 Ttl Sqft: **1,797**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Garden,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Kitchen Island,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Office	Main	12`9" x 11`3"
Living Room	Main	13`0" x 12`2"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	9`3" x 12`2"
Den	Second	13`0" x 8`5"
3pc Bathroom	Second	0`0" x 0`0"

Room	Level	Dimensions
Mud Room	Main	0`0" x 0`0"
Dining Room	Main	6`3" x 10`8"
Bedroom - Primary	Second	13`0" x 15`2"
Bedroom	Second	9`4" x 12`2"
4pc Bathroom	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2012140

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this charming home in the desirable Ambelton (Moraine) community of Northwest Calgary! This beautifully maintained property features a thoughtful layout with 3 spacious bedrooms and a versatile bonus room on the second level, along with 2 full bathrooms. The main floor boasts a beautifully finished kitchen, perfect for preparing meals and entertaining, adjacent to a bright dining area and a cozy living space. An added bonus is the office room with double doors on the main level, which can easily serve as a fourth bedroom to suit your needs. Additionally, there's a convenient 2-piece bathroom on the main floor. The unfinished basement, complete with a side entry and rough-ins for future legal basement development, provides endless possibilities for expansion or customization according to your needs. Step outside to your fully fenced yard, featuring professional landscaping that creates a private, serene outdoor retreat. Enjoy the scenic beauty just steps away from your door—a large pond that's perfect for evening strolls and relaxing walks. This home offers both functionality and style, with plenty of space for a growing family or for those who love to entertain. The Ambelton (Moraine) community is known for its serene surroundings and friendly atmosphere, making it the perfect place to call home. Don't miss out on this opportunity to own a beautiful property in a fantastic neighbourhood with the added charm of nearby natural beauty and a beautifully landscaped outdoor space! Call your favourite Realtor!

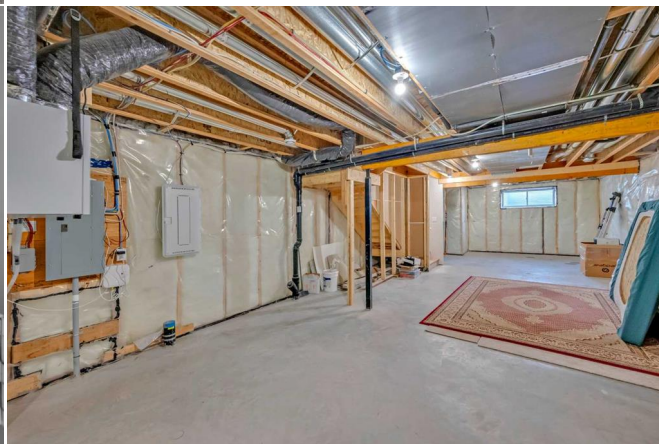
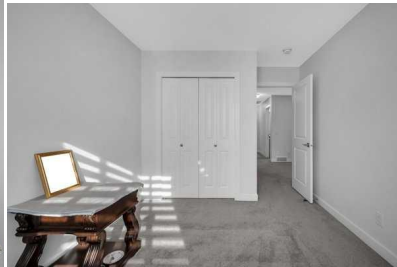
Inclusions:
Property Listed By:

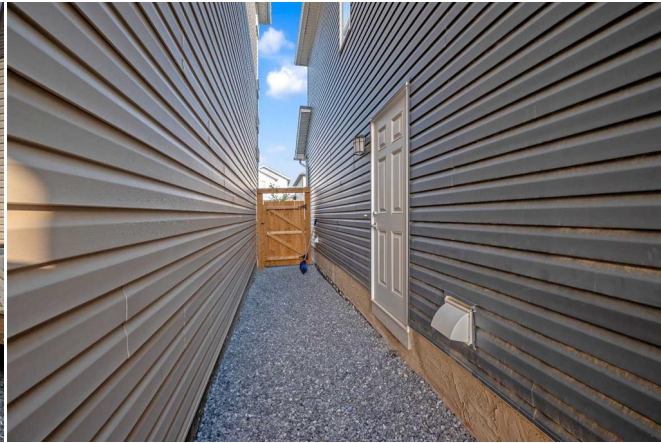
n/a
Realty Executives Pioneers

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









32 Ambleside Cres NW, Calgary, AB

Main Floor Exterior Area 590.22 sq ft
Interior Area 914.01 sq ft



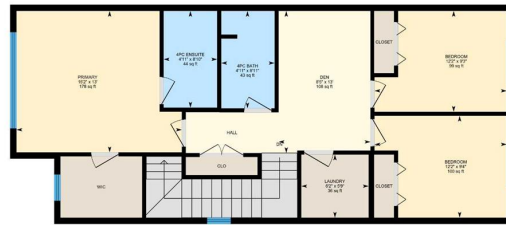
PREPARED: 2024/09/10



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.

32 Ambleside Cres NW, Calgary, AB

Upper Floor Exterior Area 306.79 sq ft
Interior Area 300.00 sq ft



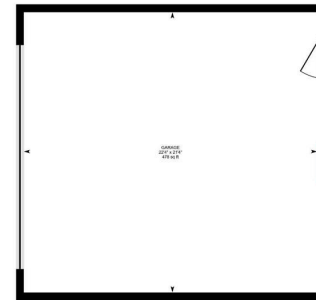
PREPARED: 2024/09/10



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.

32 Ambleside Cres NW, Calgary, AB

Detached Garage Enclosed Area 477.82 sq ft



PREPARED: 2024/09/10



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.