



THE A-TEAM

RE/MAX FIRST

32 AMBELSIDE Crescent, Calgary T3P 1S6

MLS®#: A2165161 Area: Moraine Listing: 09/11/24 List Price: \$679,900
Status: Active County: Calgary Change: -\$5k, 17-Nov 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

70
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Office, Living Room, 2pc Bathroom, Bedroom, Den, 3pc Bathroom and their details.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2012140

Zoning:
R-G

Remarks

Pub Rmks:

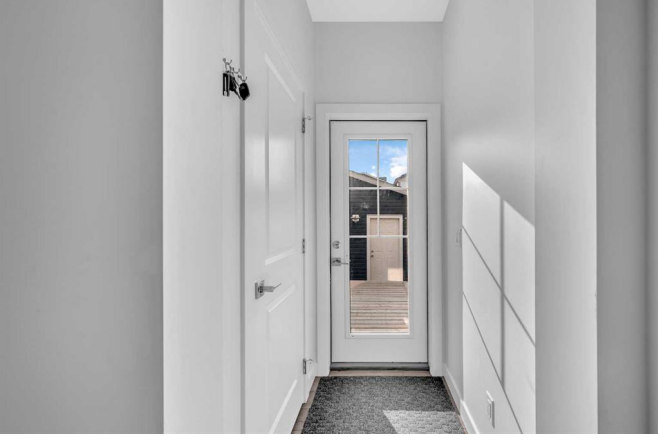
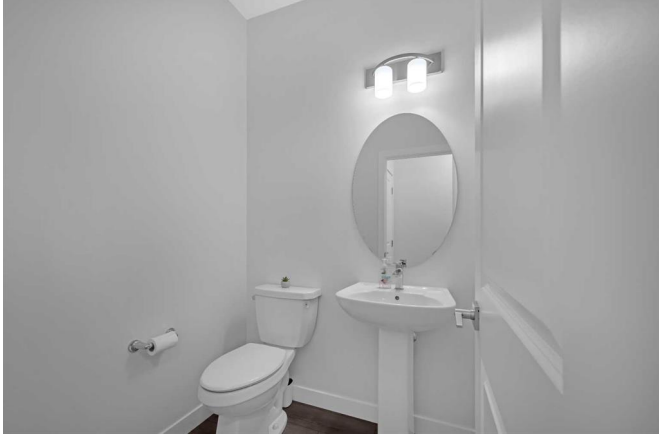
Welcome to this charming home in the desirable Ambelton (Moraine) community of Northwest Calgary! This beautifully maintained property features a thoughtful layout with 3 spacious bedrooms and a versatile bonus room on the second level, along with 2 full bathrooms. The main floor boasts a beautifully 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!

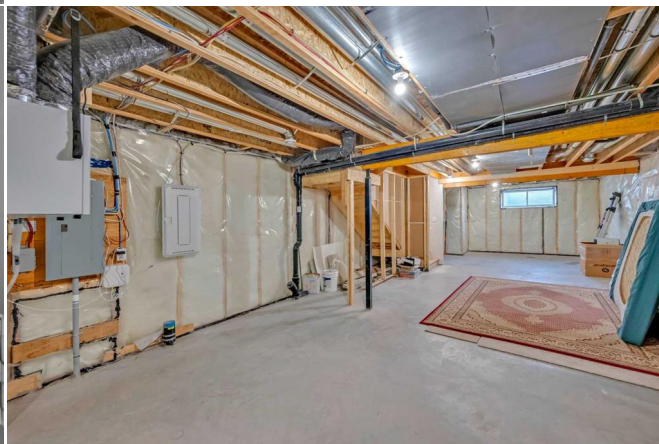
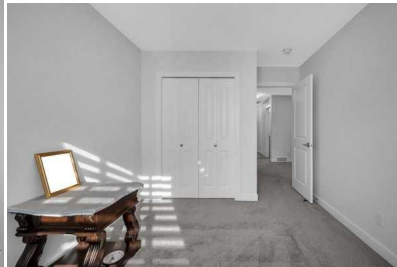
Inclusions:
Property Listed By:

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



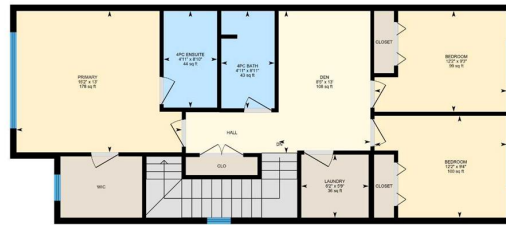
PREPARED: 2024/09/10



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



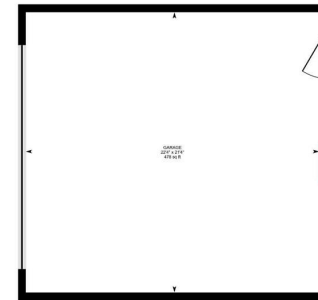
PREPARED: 2024/09/10



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32 Ambleside Cres NW, Calgary, AB

Detached Garage Enclosed Area 477.82 sq ft



PREPARED: 2024/09/10



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