



THE
A-TEAM

**RE/MAX
FIRST**

133 AMBLESIDE Heath, Calgary T3P1S4

MLS®#: **A2167403**

Area: **Moraine**

Listing Date: **09/23/24**

List Price: **\$729,900**

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: **2,960 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,750**
Low Sqft:
Ttl Sqft: **1,750**

DOM

36
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Gazebo,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Level,Underground Sprinklers,Private,Rectangular Lot**
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting,Private Entrance**

Construction: **Aluminum Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,French Door,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Vinyl Windows,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`3" x 10`5"	Kitchen	Main	11`9" x 12`5"
Dining Room	Main	10`7" x 5`11"	Dining Room	Main	12`2" x 12`5"
2pc Bathroom	Main	4`10" x 4`10"	Bedroom - Primary	Upper	15`1" x 13`1"
Bedroom	Upper	14`4" x 9`2"	Bedroom	Upper	14`4" x 9`3"

5pc Ensuite bath

Upper

7`8" x 8`8"

4pc Bathroom
Legal/Tax/Financial

Upper

8`0" x 5`8"

Title:
Fee Simple
Legal Desc:

2012140

Zoning:
R-G

Remarks

Pub Rmks: **Very rare opportunity to own an impeccably designed Former Showhome in Ambleton! This stunning 4-bedroom, 2.5-bath residence features a long list of upgrades including; Double detached garage (insulated and roughed in for electric or gas heating) underground sprinklers, fully landscaped with rear deck & gazebo, separate side entrance, Ceiling speakers, A/C, Quartz Counters throughout and all Window coverings! From the moment you walk in this home you are drawn into its inviting floorplan, you are first welcomed into the spacious foyer and main floor bedroom (or office) a powder room, and a large pantry. The modern kitchen boasts a sizable island with seating for four, seamlessly connecting to the family room—perfect for entertaining. Upstairs, the luxurious primary bedroom includes a 5-piece ensuite with double sinks and a generous walk-in closet, along with two additional large bedrooms and upper laundry for convenience. The expansive basement offers 9 ft ceilings, bathroom rough-ins, and large windows for future development. Located in one of Calgary’s fastest-growing communities, you’ll enjoy parks, pathways, schools, and a variety of retail shops and restaurants nearby, with easy access to major highways. Don’t wait—schedule your viewing today! Furniture is negotiable in addition to the purchase price.**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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









