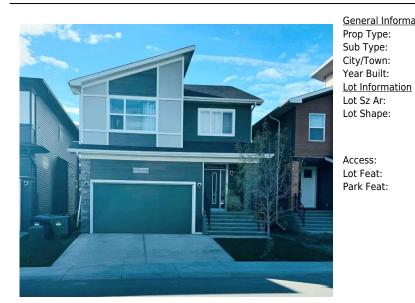


269 AMBLESIDE Avenue, Calgary T3P 1S4

A2170627 Listing 10/04/24 List Price: **\$769,900** MLS®#: Area: Moraine

Status: Active County: Calgary Change: -\$15k, 30-Oct Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached

Calgary City/Town: 2023 Year Built:

Lot Sz Ar: Lot Shape:

3,121 sqft

Finished Floor Area

Abv Saft: 2,220

Low Sqft:

Ttl Sqft: 2,220

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

48

Ttl Park: 2 Garage Sz: 2

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Other

Park Feat: **Double Garage Attached**

Utilities and Features

Asphalt Shingle, Other Roof:

Heating: Central

Sewer:

Ext Feat: Lighting, Other, Private Yard, Rain Gutters Construction:

Concrete, Mixed, Other, Unknown, Vinyl

Siding, Wood Frame

Flooring:

Carpet, Hardwood, Other, Tile

Water Source: Fnd/Bsmt:

Poured Concrete

Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Other, Refrigerator, Washer

Int Feat: No Animal Home, No Smoking Home, Pantry, Quartz Counters

Utilities:

Kitchen Appl:

Room Information

Room Level Dimensions Room Level Dimensions **Dining Room** 2pc Bathroom Main 5`0" x 5`8" Main 15`10" x 9`6" Fover Main 6`4" x 7`9" Kitchen Main 15`10" x 9`10" **Mud Room** 7`1" x 8`6" 4pc Bathroom 9`6" x 5`0" Main Second 5pc Ensuite bath Second 13`10" x 10`11" **Bedroom** Second 13`3" x 11`0" Second 11`1" x 11`1" 22`7" x 15`7" **Bedroom Family Room** Second **Bedroom - Primary** Laundry Second 6`9" x 7`9" Second 12`10" x 17`1" Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **2012140**

Remarks

Pub Rmks:

PRICED TO SELL | EXPERIENCE 2023-BUILT LUXURY | 2220 SQ. FT HOME | 3 SPACIOUS BEDROOMS | 2.5 BATH | ENGINEERED OAK HARDWOOD | POND VIEW |
CONVENTIONAL LOT | MODERN EXTERIOR | EXQUISITE CHEF KITCHEN | EXTENDED COUNTER TOPS | OVERSIZE BONUS ROOM | FULLY LANDSCAPED | DOUBLE-DOOR
MASTER BEDROOM | 14' X 10' DECK | 9 FT BASEMENT | AMPLE SUN FACING BACKYARD | GEM LIGHTS | located in the charming and convenient community of Moraine
NW. This home offers a prime location with quick access to a pond, park(s), highway, and shopping center. You'll appreciate the DOUBLE car attached-front garage.
The living room has large windows and full ventilation to showcase natural light, creating a cool and inviting atmosphere. The spacious kitchen features quartz
countertops, extended and ample cabinetry, and counter space, soap dispenser, BUILT-IN stainless-steel appliances with GAS cooktop, and a center island. The
house is equipped with a CLEAN COMFORT air circulation system which brings fresh air into home with continuous disinfection of the air. On the main floor, relax in
the generously sized living room with fireplace, big windows and full ventilation. Upstairs, a large loft allows for extended bonus room or separate office/study
space. The master bedroom boasts big windows, creating a light-filled oasis. The other two large bedrooms provide scenic pond views and abundant natural light.
Upstairs also features two full bathrooms, upgraded 8-inch shower heads with 5-piece ensuite in the Master bedroom. An upper-level laundry room, and an oversize
bonus room at the landing of the stairs. Don't miss out on this opportunity to own your dream home in one of Calgary's newest and most desired communities.

Inclusions: N/A

Property Listed By: Royal LePage METRO

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





