



THE
A-TEAM

**RE/MAX
FIRST**

269 AMBLESIDE Avenue, Calgary T3P 1S4

MLS® #: **A2170627**

Area: **Moraine**

Listing Date: **10/04/24**

List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 30-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,121 sqft**
Lot Shape:

Access:

Lot Feat: **Other**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,220**

Low Sqft:

Ttl Sqft: **2,220**

DOM

48

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle,Other**
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**

Kitchen Appl: **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:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5' 0" x 5' 8"	Dining Room	Main	15' 10" x 9' 6"

Foyer	Main	6`4" x 7`9"	Kitchen	Main	15`10" x 9`10"
Mud Room	Main	7`1" x 8`6"	4pc Bathroom	Second	9`6" x 5`0"
5pc Ensuite bath	Second	13`10" x 10`11"	Bedroom	Second	13`3" x 11`0"
Bedroom	Second	11`1" x 11`1"	Family Room	Second	22`7" x 15`7"
Laundry	Second	6`9" x 7`9"	Bedroom - Primary	Second	12`10" x 17`1"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2012140**

Zoning:
R-G

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 I 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:
 Property Listed By: **N/A**
Royal LePage METRO

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







