



THE
A-TEAM

**RE/MAX
FIRST**

18 AMBLEFIELD Passage, Calgary T3P 2C2

MLS® #: **A2176891**

Area: **Moraine**

Listing Date: **11/06/24**

List Price: **\$659,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 04-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,762 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,759**
Low Sqft:
Ttl Sqft: **1,759**

DOM

45
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Bathroom Rough-in,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,French Door,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Ensuite bath	Upper	8`7" x 7`9"	Bedroom	Upper	9`2" x 14`4"
Bedroom	Main	10`10" x 11`3"	4pc Bathroom	Upper	5`8" x 8`0"
Bedroom	Upper	9`2" x 14`3"	Living Room	Main	12`8" x 11`10"
Kitchen	Main	12`1" x 12`0"	Dining Room	Main	6`1" x 10`11"
Bedroom - Primary	Upper	5`3" x 4`11"	2pc Bathroom	Main	13`0" x 15`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2311428**

Zoning: **R-G**

Remarks

Pub Rmks: **JUST MOVE IN!! Don't miss this stunning 4 BEDROOM | 3 BATHROOM | 1760+ SQ. FT. DEVELOPED ABOVE GROUND | BRAND NEW 2024 BUILT | Fully Upgraded with Extra Windows | Separate Basement Entrance and Ful New Home Warranty. This home is priced over \$20K less then the cost to rebuild with the builder! It boasts many builder upgrades including: high end fridge, gas stove, quartz countertops, upgraded lighting, TV mount locations with hidden wire conduits as well as \$10K spent on upgrades since possession including; Main Floor bedroom, Washer and Dryer, Front Landscaping, and blinds throughout! You will also find a WIFI compatible thermostat & stainless steel appliances. This lot is zoned for a legal secondary suite and this basement is ready for a 2 BEDROOM LEGAL SUITE DEVELOPMENT (with the required City of Calgary approvals) as the basement includes a separate side entrance, rough-in plumbing for bathroom, kitchen and laundry. In addition, It may qualify for the secondary suite incentive program from the City of Calgary - UP TO \$10K IN REBATES. AMBLETON is quickly becoming one of Calgary's fastest growing communities with parks and pathways, green spaces, outdoor rink, schools, playgrounds and the many retail shops and restaurants in close proximity. Easy access to major highways such as Stony Trail, 24th St and 144th Ave.**

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

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











