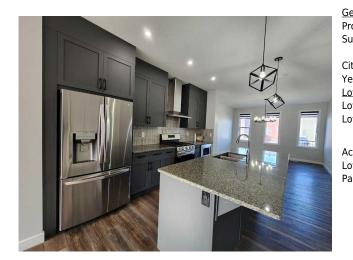


162 AMBLETON Drive, Calgary T3P 1W6

MLS®#:	A2177026	Area:	Moraine	Listing Date:	11/02/24	List Price: \$629,000
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



Prop Type:	Residential			19	
Sub Type:	Semi Detached	l (Half	Layout		
	Duplex)	Finished Floor Ar	ea	Beds:	3 (3)
City/Town:	Calgary	Abv Sqft:	1,782	Baths:	2.5 (2 1)
Year Built:	2022	Low Sqft:		Style:	2 Storey,Side by Side
Lot Information		Ttl Sqft:	1,782		
Lot Sz Ar: Lot Shape:	2,753 sqft			<u>Parking</u> Ttl Park: Garage Sz:	2
Access:				-	
Lot Feat:	Cleared,Street	Lighting			
Park Feat:	Off Street, Parl	king Pad			

Utilities	and	Features
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Roof: Shingle		Construction:						
Heating: Central		Concrete,Vinyl Siding						
Sewer:		Flooring:						
Ext Feat:	Lighting,Other			Carpet,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete	Carpet, Vinyl Plank Water Source: Fnd/Bsmt:			
Kitchen Appl: Int Feat: Utilities:		Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer Quartz Counters						
				Room Information				
<u>Room</u>		<u>Level</u>	Dimensions	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>		
Kitchen		Main	12`6" x 16`0"	Dining Room	Main	12`11" x 13`5"		
2pc Bathroom		Main	5`6" x 4`11"	Living Room	Main	13`1" x 15`6"		
3pc Bathroom		Upper	5`9" x 8`1"	Laundry	Upper	5`5" x 3`8"		
Bedroom - Primary		Upper	13`1" x 13`6"	Walk-In Closet	Upper	5`6" x 7`6"		
4pc Ensuite bath		Upper	8`10" x 7`10"	Bedroom	Upper	9`3" x 12`1"		

Bedroom	Upper	9`4" x 12`5"	Pantry Legal/Tax/Financial	Main	1`8" x 6`4"		
Title: Fee Simple Legal Desc:	2210484	Zoning: R-Gm					
			Remarks				
Pub Rmks: Inclusions: Property Listed By:	living room, flooded y fan, a gas stove, an u room sits next to the the deck, ideal for ou The upper floor inclue additional spacious b windows, offers endle	with natural light from large w upgraded refrigerator, and a bu kitchen, creating the perfect s utdoor gatherings and barbecu des a tiled laundry room and a pedrooms with ample closet spa ess possibilities for customizat	designed 1,782 sq. ft. home! Step inside to find a welcoming entryway with a spacious closet, leading to a bright and airy open-concept tural light from large windows. Adjacent is the gourmet kitchen, boasting a massive island, premium cabinetry, a chimney-style hood d refrigerator, and a built-in microwave. The kitchen also offers a generously sized pantry for all your storage needs. The formal dining h, creating the perfect setting for family dinners or hosting guests. Conveniently, the mudroom off the dining area provides access to atherings and barbecues. Upstairs, the luxurious master bedroom features a walk-in closet and an elegant en-suite with dual vanities. led laundry room and a shared 3-piece bathroom, showcasing an upgraded standing shower with stylish black chrome finishes. Two is with ample closet space complete the upper level. The basement, with its 8.9-foot ceilings, a separate side entrance, and two large sibilities for customization to suit your needs. This home perfectly balances style and practicality and is conveniently located near occery stores, and various amenities. Don't miss the chance to see this stunning property—schedule your showing today!				

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









