



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**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**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **2,753 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Cleared,Street Lighting**  
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,782**  
 Low Sqft:  
 Ttl Sqft: **1,782**

DOM

**19**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Shingle**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Lighting,Other**  
 Construction: **Concrete,Vinyl Siding**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Quartz Counters**  
 Utilities:

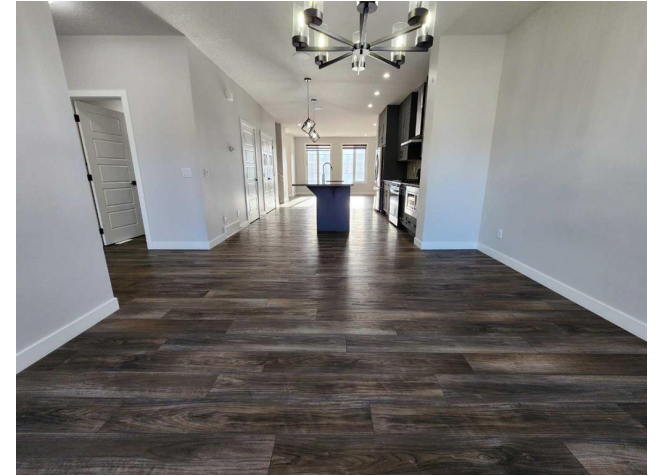
Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`6" x 16`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 13`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 4`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`1" x 15`6"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>5`9" x 8`1"</b>	<b>Laundry</b>	<b>Upper</b>	<b>5`5" x 3`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`1" x 13`6"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`6" x 7`6"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`10" x 7`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 12`1"</b>













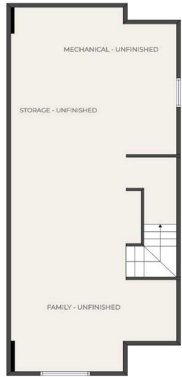












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