



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**269 AMBLETON Drive, Calgary T3P 2B6**

MLS®#: **A2177499**      Area: **Moraine**      Listing **11/05/24**      List Price: **\$599,900**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$15k, 18-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,497 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,396**  
 Low Sqft:  
 Ttl Sqft: **1,396**

DOM

**16**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator**  
 Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Stone Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Upper	0`0" x 0`0"	3pc Bathroom	Upper	
Bedroom	Upper	7`10" x 14`3"	Bedroom	Upper	8`10" x 10`7"
Bedroom - Primary	Upper	11`4" x 12`4"	2pc Bathroom	Main	
Dining Room	Main	12`5" x 9`11"	Kitchen	Main	10`11" x 12`8"
Living Room	Main	10`9" x 16`3"			

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

**R-G**

Legal Desc:

**2311428**

Remarks

Pub Rmks:

**2024 BUILD | SIDE ENTRANCE FOR FUTURE BASEMENT DEVELOPMENT | UPGRADED - Welcome home to Moraine and this exceptionally finished three-bedroom, 2.5-bathroom home ready for you to make it your own. Moraine (formally known as Ambelton) is one of the premier new communities in northwest Calgary. Once complete, Moraine will be home to 5 parks, 7.3 km of walking pathways and a new high school. Entering this home, you are welcomed with ample sunlight and a great-sized living/kitchen area boasting a completely open concept space to make your own. The kitchen is upgraded with a gas range, stone countertops, and a massive island to host those great nights with friends. Upstairs is complete with two bedrooms, a full bathroom, an exceptionally sized primary bedroom, a four-piece ensuite, and a space for laundry. The basement has been untouched but does offer a side/separate entrance, two great-sized windows, high ceilings, and the mechanical room tucked to the side to allow for maximum living space development. Book your private viewing of this home today, and don't miss out on what it and the community can offer you!**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX Complete Realty**

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







