



THE
A-TEAM

**RE/MAX
FIRST**

305 AMBLETON Drive, Calgary T3P2B6

MLS®#: **A2178059** Area: **Moraine** Listing Date: **11/07/24** List Price: **\$654,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,863 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,791**
 Low Sqft:
 Ttl Sqft: **1,791**

DOM

13
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Garden,Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator**
 Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Separate Entrance**

Utilities:

Room Information

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

2pc Bathroom

Main

3`1" x 8`1"

Foyer
Legal/Tax/Financial

Main

9`2" x 5`0"

Title:
Fee Simple
Legal Desc:

2311428

Zoning:
R-G

Remarks

Pub Rmks: **UNDER 655K!!! 4 BEDROOM + 4 BATHROOMS + BONUS ROOM | 2 MASTER SUITES WITH ENSUITE FULL BATHROOMS ONE ON THE MAIN FLOOR & ONE MASTER SUITE WITH ENSUITE FULL BATHROOM ON THE SECOND FLOOR | 1790+ SQ. FT. DEVELOPED ABOVE GROUND | BRAND NEW 2024 BUILT | Fully Upgraded WITH EXTRA WINDOWS | Separate Basement Entrance, 2 Egress Windows & Basement Bathroom, Kitchen & Laundry Plumbing Rough-Ins Completed | FULL NEW HOME WARRANTY upgraded to 7 year building envelope warranty. ALERT! NEW MORTGAGE INFO! This home may qualify for the 30-year amortization for first time buyers mortgages! Many builder upgrades including: additional windows, upgraded fridge and gas stove, granite countertops, upgraded lighting, 200 AMP electrical panel and TV mount locations with hidden wire conduits. You will also find a WIFI compatible thermostat & stainless steel appliances also with additional warranties. 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, 9FT basement ceilings, wired smoke alarms & 2 bedroom egress windows. In addition, it may qualify for the secondary suite incentive program from the City of Calgary - UP TO \$10K IN REBATES. GREAT LOCATION: Moraine (Formerly named 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:
Property Listed By: **N/A
Independent Broker**

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







