



THE
A-TEAM

**RE/MAX
FIRST**

334 AMBLETON Street, Calgary T3P 2H5

MLS®#: **A2181494** Area: **Moraine** Listing Date: **12/02/24** List Price: **\$475,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1,073 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,258**
 Low Sqft:
 Ttl Sqft: **1,258**

DOM

19
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Level, Rectangular Lot**
 Park Feat: **Stall**

Utilities and Features

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Bathroom Rough-in, Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`8" x 11`7"	Living Room	Main	10`7" x 12`3"
Dining Room	Main	12`4" x 7`4"	Foyer	Main	5`10" x 5`6"
Laundry	Upper	3`6" x 4`5"	Bedroom - Primary	Upper	10`2" x 12`11"
Walk-In Closet	Upper	4`5" x 5`1"	Bedroom	Upper	10`0" x 8`1"
Bedroom	Upper	8`11" x 8`11"	2pc Bathroom	Main	
3pc Bathroom	Upper		4pc Bathroom	Upper	

Legal/Tax/Financial

Condo Fee:
\$249

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2411434**

Remarks

Pub Rmks: **Brand new, never lived in, 3 bedroom townhouse promoting a convenient, low-maintenance lifestyle! Sophisticated yet practical this gorgeous home is loaded with high-end upgrades and beautiful finishes including 9' ceilings, a gas line to the deck, luxurious vinyl plank flooring, designer lighting and quartz countertops throughout. The open floor plan allows for excellent connectivity leading to seamless conversations between those relaxing in the living room, gathering in the dining room and preparing in the kitchen. Easily entertaining in the stunning kitchen featuring upgraded stainless steel appliances, sleek quartz countertops, an abundance of 2-toned cabinets and a centre island with seating for casual meals and extra prep space. The glass railed deck with gas lines promotes a seamless indoor/outdoor lifestyle filled with summer barbeques and time spent lounging outside. A main floor powder room adds to your comfort and convenience. Retreat at the end of the day to the primary oasis on the upper level complete with a large walk-in closet and a private ensuite for a true owner's escape. Both additional bedrooms are spacious and bright with easy access to the 4-piece bathroom. Laundry is handily located on this level along with a built-in tech desk perfect for homework or catching up on emails. The basement awaits your dream development with lots of additional room for everything on your wish list and is already equipped with rough-ins for a future bathroom. This prime location is nestled in the heart of NW Calgary. Ambleton offers unbeatable proximity to essential amenities and convenient commuter routes with Stoney Trail, 14th Street NW, and 144th Avenue NW at your doorstep, accessing downtown for work or quick getaways via Highway 1 and 2 is a breeze. Strategically positioned mere moments from established transit options, premier shopping at RioCan Beacon Hill Mall, the airport and picturesque Nose Hill Park, Ambleton Mews offers a vibrant lifestyle. Plus, with the exciting prospect of a future urban plaza, serene stormwater pond, ice rink and school just steps away. Enjoy the convenience of having all your essentials nearby while relishing in the promise of further community development and expansion.**

Inclusions: **N/A**
Property Listed By: **Houseeo Realty Inc.**

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











