



THE
A-TEAM

**RE/MAX
FIRST**

273 AMBLESIDE Avenue, Calgary T3P 1S4

MLS®#: **A2184327** Area: **Moraine** Listing **12/28/24** List Price: **\$789,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2023** Abv Sqft: **2,225**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,153 sqft** Ttl Sqft: **2,225**
 Lot Shape:

DOM

25
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Other**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle,Other** Construction: **Concrete,Other,Unknown,Vinyl Siding**
 Heating: **Forced Air,Other** Flooring: **Carpet,Ceramic Tile,Other,Vinyl**
 Sewer: **Lighting,Other,Private Entrance,Private** Water Source:
 Ext Feat: **Yard,Rain Gutters** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Bidet,No Animal Home,No Smoking Home,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`9"	Foyer	Main	6`4" x 7`6"
Kitchen	Main	16`0" x 19`3"	4pc Bathroom	Second	10`0" x 5`0"
5pc Ensuite bath	Second	13`9" x 10`10"	Bedroom	Second	10`11" x 10`4"
Bedroom	Second	10`1" x 11`11"	Bedroom	Second	13`6" x 10`0"
Family Room	Second	12`5" x 15`7"	Laundry	Second	12`5" x 15`7"
Bedroom - Primary	Second	12`11" x 17`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2012140

Remarks

Pub Rmks: **A Modern Masterpiece Awaits. This exquisite 2023-built residence, meticulously crafted by a renowned builder, presents an unparalleled blend of luxurious living and contemporary design. Spanning over 2200 square feet of opulence, this home boasts four generously proportioned bedrooms, two and a half elegantly appointed bathrooms, and a captivating open floor plan that seamlessly integrates living, dining, and culinary spaces. A Symphony of Sophistication Prepare to be enchanted by the impeccable finishes that grace every corner of this architectural masterpiece. Soaring nine-foot ceilings on all levels, complemented by grand eight-foot doors, create an aura of spaciousness and grandeur. Exquisite quartz countertops adorn each surface, while elegant LED undermount lighting casts a warm glow. Gleaming gold hardware accents the refined aesthetic, and rich engineered hardwood flooring flows gracefully throughout. A Culinary Oasis The heart of this home lies within its culinary haven. A chef's dream kitchen, adorned with top-of-the-line stainless steel appliances, a professional gas cooktop, and an expansive island, invites culinary creativity. Imagine entertaining guests while preparing gourmet feasts, comfortably seated at the island's elegant barstool seating. A thoughtfully designed spice kitchen, equipped with an electric stove and ample storage, adds a touch of culinary versatility. Unwind in Tranquility Retreat to the luxurious primary suite, an oasis of tranquility. French doors gracefully open to reveal a haven of comfort, while the opulent five-piece ensuite bathroom beckons with a deep-soaking tub, a walk-in shower, and a double vanity adorned with ample storage. A Backyard Sanctuary The private backyard, ready for your personal touch, awaits the creation of a lush garden and a captivating deck. A convenient gas line is already in place, ensuring effortless summer barbecues. An Invitation to Exquisite Living This extraordinary residence, a testament to refined living, is an invitation to experience the pinnacle of modern luxury. Schedule your private viewing today and discover the allure of this remarkable home.**

Inclusions:
Property Listed By: **N/A**
Royal LePage METRO

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











