



THE
A-TEAM

**RE/MAX
FIRST**

16 AMBLEFIELD Avenue, Calgary T4B3P5

MLS®#: **A2187189** Area: **Moraine** Listing **01/13/25** List Price: **\$649,800**
 Status: **Active** County: **Calgary** Date: Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,981 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,775**
 Low Sqft:
 Ttl Sqft: **1,775**

DOM

19
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: **Alley Access, Parking Pad**

Utilities and Features

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

Kitchen Appl: **Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator**
 Int Feat: **High Ceilings, No Animal Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`11"	Dining Room	Main	5`10" x 10`11"
Foyer	Main	9`1" x 7`10"	Kitchen	Main	12`8" x 11`5"
Living Room	Main	12`7" x 12`6"	Office	Main	13`5" x 11`4"
4pc Bathroom	Upper	5`9" x 8`2"	5pc Ensuite bath	Upper	9`0" x 7`10"
Bedroom	Upper	9`3" x 14`6"	Bedroom	Upper	9`4" x 14`6"
Bedroom - Primary	Upper	13`1" x 15`3"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311428

Zoning:
R-G

Remarks

Pub Rmks: **Discover this exceptional laned home in the desirable community of Ambleton/Moraine! This beautifully designed 3-bedroom, 1-den, 2.5-bath property offers a perfect balance of functionality and elegance. With a convenient side entrance and a basement that's ready for future development, including a rough-in and soaring 9-foot ceilings, the possibilities are endless. Ideal for family living, this home features ample space, a dedicated den for work or relaxation, and high-end finishes throughout. Located just minutes from schools, shopping, and Stoney Trail, this home is the ideal choice for those seeking both convenience and luxury. Book your showing today!**

Inclusions:
Property Listed By: **NA**
CIR Realty

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









