



THE
A-TEAM

**RE/MAX
FIRST**

277 AMBLESIDE Avenue, Calgary T3P1S4

MLS®#: **A2196939**

Area: **Moraine**

Listing Date: **02/25/25**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,153 sqft**
Lot Shape:

Access:

Lot Feat: **City Lot,Front Yard,Private**
Park Feat: **Double Garage Attached**

DOM

1
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Closet Organizers**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`7" x 15`0"
Mud Room	Main	7`4" x 7`4"
2pc Bathroom	Main	4`11" x 5`1"
Bedroom - Primary	Second	12`9" x 15`7"
Bedroom	Second	9`9" x 9`11"
Bedroom	Second	13`1" x 9`9"
Bonus Room	Second	12`11" x 15`3"

Room	Level	Dimensions
Living Room	Main	15`3" x 13`11"
Storage	Main	4`9" x 5`3"
5pc Ensuite bath	Second	13`7" x 8`9"
Laundry	Second	7`0" x 7`2"
4pc Bathroom	Second	9`8" x 4`11"
Bedroom	Second	10`11" x 10`10"
Bedroom	Lower	11`10" x 10`8"

Game Room
4pc Bathroom

Lower
Lower

19`11" x 19`8"
7`10" x 4`11"

Furnace/Utility Room
Storage
Legal/Tax/Financial

Lower
Lower

10`7" x 5`4"
17`8" x 7`7"

Title:
Fee Simple
Legal Desc:

2012140

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to 277 Ambleside Avenue! Nestled in one of Calgary's newest northwest communities, this stunning home was built in 2022, showcasing numerous upgrades. You'll immediately notice the enhanced features, including upgraded appliances, custom cabinetry, an electric fireplace with tile detailing, and beautiful engineered hardwood flooring. This thoughtfully designed floor plan offers incredible functionality. On the main floor, the entrance to the basement greets you as you enter, leading to an in-law suite complete with a full kitchen, dedicated laundry, a spacious bedroom, ample storage, and a stacked washer and dryer. This is a comfortable space because of the upgraded 9' foundation which makes the basement feel spacious and open. The main floor also boasts an abundance of natural light, a modern kitchen with upgraded stainless-steel appliances (Including a gas range), and a unique double pantry/mudroom configuration. The mudroom offers ample space, providing the potential to add a spice kitchen (subject to the proper permits and approvals from the City of Calgary). On the upper level, you'll find four generously sized bedrooms, ensuring everyone has their own space. These rooms are separated by a large bonus room, creating multiple living areas for added flexibility. The primary retreat offers a serene and private space, complete with a luxurious 5-piece ensuite featuring dual vanities, a soaker tub, and an upgraded tiled shower. This retreat is complemented by a spacious walk-in closet. This home also features a double car garage, and an oversized 18x10 deck complete with BBQ gas line. Located in the vibrant community of Moriane (formerly Ambleton), this home is conveniently close to Calgary's ring road, providing easy access to all corners of the city. 277 Ambleside Avenue is just minutes from community parks, schools, and established shopping amenities, including restaurants, a grocery store, and more. Schedule your private showing today to experience all this home and community have to offer!

Inclusions:
Property Listed By:

None
Royal LePage Benchmark

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











