



GRASSROOTS
REALTY GROUP

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60 Amblesfield Terrace NW
Calgary, Alberta

MLS # A2226622



\$589,900

Division:	Moraine		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,576 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Pie Shaped Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

JOIN US FOR AN OPEN HOUSE! SATURDAY AUG 16 from 12-2PM Welcome to your almost new, stunning END-unit, NO CONDO FEES townhome with a VIEW, perfectly situated in one of Calgary's most sought-after and newest communities, Ambleton. Situated across from a picturesque pond, this fabulous home offers the ultimate blend of modern living, luxury, and convenience. Notably, this is a freehold townhome, which means NO CONDO FEES, providing you with the freedom and flexibility to enjoy your home to the fullest. As you step inside, you'll immediately notice the spaciousness of this home. With three generously sized bedrooms located upstairs, you'll find ample space for your family or guests. The primary suite is a true sanctuary, featuring a calming view of the pond, walk-in closet that's perfect for your wardrobe and an ensuite bathroom with double vanities and walk in shower. The heart of this home resides on the main floor, where a beautiful kitchen awaits. Sleek quartz countertops and top-of-the-line stainless steel appliances, and lots of storage space this kitchen is functional and modern. Looking to unleash your creativity? The basement of this townhome is undeveloped, providing a blank canvas for your imagination. Create the ultimate entertainment space, a home gym, or even a cozy retreat — the choice is yours. Outside, you'll find a detached double garage, ensuring that your vehicles are well-protected from the elements and providing additional storage space. This home has just had brand new exterior replaced including roof, siding and eaves. The backyard, located to the side of the property as well as behind the garage, is one of the largest in the community, perfect for play, pets or hosting outdoor gatherings. At the end of the street, there is also an awesome playground for the kids! With its prime location, freehold ownership,

three spacious bedrooms, elegant finishes, and the opportunity to customize the basement, this home offers everything you need for modern, comfortable living. Don't miss out on the chance to make this exceptional property your own. Location is very convenient as well as Ambleton is located close to everything you need. Commuter routes, like Stoney Trail, 14th Street NW, and 144th Avenue NW provide easy access to downtown for work or quick access to Highway 1 and 2 for when you need to get out of town. Ambleton benefits from established transit options just blocks away from the community entrance. For the nature lovers, there is 7.3km of regional and multi-use trails planned and you can cross 144 Ave NW and explore the interconnected pathways throughout Evanston, Creekside, and Symons Valley. Enjoy community connection and visit the urban plaza and gazebo located directly across from the pond and this home!