



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**277 Ambleside Avenue NW**  
**Calgary, Alberta**

**MLS # A2232821**



**\$774,900**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,004 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Concrete Driveway, Covered, Double Garage Attached, Drive		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Other, Private, Rectangular Lot, See Remarks		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 2 X Refrigerator, 2 X Stove/Oven, 2 X Washer/Dryer, 2 X Range Hood, All TV Mounts & Brackets

\*\*\* OPEN HOUSE MONDAY, AUGUST 4, from 2:00-5:00PM! \*\*\* Welcome to one of Calgary's most prestigious new communities, Ambleton/Moraine in NW Calgary, where this exceptional Trico Homes built residence seamlessly blends elegance, functionality, and versatility. Boasting 2,730 square feet of fully developed living space, this meticulously crafted home offers a total of 5 bedrooms (4 bedrooms on the upper level, 1 bedroom in the basement) and 3.5 spa-inspired bathrooms, providing ample room for families of all sizes. The professionally finished basement features a self-contained illegal 1-bedroom suite complete with its own kitchen, full bathroom, and separate laundry &mdash;ideal for extended family, guests, or potential rental income. Thoughtful upgrades elevate the home, including 200AMP electrical service, 9-foot ceilings, engineered hardwood flooring, granite countertops, soft-close cabinetry, an electric fireplace, and built-in storage solutions. Culinary enthusiasts will appreciate the chef-inspired kitchen, equipped with premium stainless steel appliances (including a double oven, gas cooktop, and fridge with built-in water/ice functionality), and dual pantries. The double attached garage is fully insulated and drywalled, with a 220V outlet&mdash;perfectly suited for future EV charging or solar panel installation. Outdoors, enjoy a beautiful rectangular south-facing backyard complete with a large deck with BBQ gas line&mdash;ideal for sunny summer entertaining. Located close to an array of amenities, this home offers not just a residence, but a lifestyle of comfort, sophistication, and convenience. Don't miss this rare opportunity&mdash;call today to schedule your private tour.