



**GRASSROOTS**  
REALTY GROUP

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**76 Ambleton Street NW**  
**Calgary, Alberta**

**MLS # A2236684**



**\$729,900**

|                  |                                                                        |               |                  |
|------------------|------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Moraine                                                                |               |                  |
| <b>Type:</b>     | Residential/House                                                      |               |                  |
| <b>Style:</b>    | 2 Storey                                                               |               |                  |
| <b>Size:</b>     | 1,650 sq.ft.                                                           | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 4                                                                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                                              |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting          |               |                  |

**Heating:** Central, High Efficiency, Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Full, Suite

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Basement fridge/dishwasher

EXCEPTIONAL URBAN STYLE LIVING WITH SOLAR POWER & JAYMAN BUILT "SONATA 20" WITH LEGAL SUITE! Welcome to this stunning, custom-designed dream home, meticulously maintained by the original owners and featuring high-end amenities throughout. Offering over 2,470 sq ft of total finished living space, this air-conditioned property includes 4 bedrooms, 3.5 bathrooms, and a fully finished legal one-bedroom basement suite—ideal for multi-generational living, extended family, or rental income. Located in a quiet, family-friendly neighborhood, this modern home showcases thoughtful design with soaring 8', 10', and 12' ceilings, creating openness, dimension, and natural light throughout the main and upper levels. The heart of the home is the spectacular chef's kitchen, carefully laid out for maximum efficiency and style. Enjoy sleek, wood-grain full-height cabinetry, white quartz countertops, soft-close drawers and doors, a dramatic peninsula island with pendant lighting, and an undermount black granite sink with a sunny window above. Upgraded Whirlpool stainless steel appliances, including a gas slide-in range with designer hood fan, tiled backsplash, and a breakfast bar that seats four, complete the space. The open-concept main floor seamlessly flows from the spacious dining area into the stunning sunken great room, perfect for hosting or relaxing with family. Throughout the home, you'll find luxury wide-plank vinyl flooring, plush carpeting, designer lighting and plumbing fixtures, elegant railings, upgraded baseboards, doors, and casings, and triple-pane windows for energy efficiency and comfort. Upstairs, retreat to a massive primary suite featuring a true spa-like ensuite with quartz counters, a deep soaker tub, oversized shower, dual vanities, and a huge walk-in closet. Two

additional bedrooms are generously sized and share access to a full bathroom. The upper floor also features a conveniently located laundry room with built-in storage and a unique walkway that leads back to the primary suite, adding a touch of architectural flair. The LEGAL BASEMENT SUITE is fully developed and includes a private bedroom, full 4-piece bathroom, separate laundry, and a large living area—perfect for added rental income, guest space, or in-law living. Additional premium features include: 16 rooftop solar panels for long-term energy savings, a Tankless hot water heater, an Active heat recovery ventilation system, a double detached 22' x 20' garage, a landscaped backyard with a 13' x 13' lower concrete paver patio. Covered front entry with stone accents and excellent curb appeal, triple pane windows! This home is better than new with every detail carefully chosen for quality, durability, and modern appeal. Summer 2025 possession available—plan your move with confidence! Call your favorite REALTOR® today to book your private tour and experience this custom-built masterpiece for yourself!