



GRASSROOTS
REALTY GROUP

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313 Ambleton Drive NW
Calgary, Alberta

MLS # A2261110



\$599,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,433 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Interior Lot, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Curtains in all rooms

Move-In Ready DETACHED Upgraded 2024 home in the heart of Ambleton NW Calgary with NO GST added to the price! Unlike many new lots still facing active construction, this home sits on a SETTLED street, offering a more established feel while still being just steps from Ambleton lake, parks, playgrounds, and future school sites. Inside, you'll love the 1,433 sq. ft. open-concept layout with 3 bedrooms + 2.5 baths, thoughtfully upgraded with premium finishes. The heart of this home is its elevated GOURMET kitchen, designed with a stylish centre island and flush eating bar, complemented by sleek STAINLESS STEEL appliances including a French door refrigerator with ice maker, Panasonic microwave, and designer hood fan. The open design flows seamlessly into the spacious dining area, perfect for both family dinners and entertaining guests. This home comes with high-performance standards, including: 10 SOLAR PANELS, you will save on energy bills. Outdoor living ready with a 12' x 10' COMPOSITE DECK, durable, elegant, low maintenance, and perfect for entertaining (a \$7,000 value already included). A SEPARATE SIDE ENTRY, perfect for future basement development of a LEGAL SUITE. SMART HOME package including Echo Hub 8" wall panel (with Alexa), Ring Doorbell + Floodlight, Ecobee thermostat, smart lock & Wi-Fi booster. QUARTZ COUNTERTOPS in kitchen and all bathrooms. Built Green Canada certification with EnerGuide rating. UV-C Ultraviolet Light Purification System. High-efficiency furnace & HRV unit. Navien tankless hot water heater. Triple-pane windows. Raised ceilings. Front landscaping already complete. Rear BBQ gas line. And with easy access to Stoney Trail & 144 Ave NW, you're minutes from downtown, the airport, shopping, and dining. Why buy ATTACHED when you can buy this

DETACHED HOME FOR A LOWER PRICE!