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279 Ambledale Drive NW Calgary, Alberta

MLS # A2267287



\$899,999

Moraine

Residential/House Type: Style: 2 Storey Size: 2,333 sq.ft. Age: 2026 (-1 yrs old) **Beds:** Baths: 2 full / 1 half Garage: **Double Garage Attached** Lot Size: 0.08 Acre Lot Feat: Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Street Lig

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: **TBD** Cement Fiber Board, Stone, Wood Frame Foundation: **Poured Concrete Utilities:**

Division:

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)

Inclusions:

N/A

The Emerald by Shane Homes – a pre-construction, customizable home in the beautiful community of Ambleton. Perfectly positioned on a walkout lot backing onto an environmental reserve, this home offers scenic views and elevated design. Exterior highlights include Hardie board siding, a 120 sq. ft. deck with glass railings, and a concrete patio for outdoor living. Inside, enjoy an upgraded super kitchen with gas cooktop and premium finishes, 9' high ceilings, and an upgraded ensuite for added comfort and style. Personalize your finishes and floorplan to fit your lifestyle. AC allowance available for comfort in the summer months. Photos are illustrative of a similar model and may show optional features.