



GRASSROOTS
REALTY GROUP

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

279 Ambledale Drive NW
Calgary, Alberta

MLS # A2267287



\$899,999

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,333 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	4	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:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
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.