



**257 Amblestone Crescent NW  
Calgary, Alberta**

**MLS # A2267520**



**\$752,088**

<b>Division:</b>	Ambleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,073 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

The Edith by Shane Homes: a customizable pre-construction home in Ambleridge designed for modern living. This spacious layout features a main floor bedroom and full bathroom, ideal for guests. The Super Kitchen and Spice Kitchen options expand the square footage and include premium upgrades such as a chimney hoodfan and gas cooktop. Built with a 9' basement foundation, rough-ins, and an AC allowance, this home offers comfort and future flexibility. Elevation A showcases striking curb appeal (rendering available). Experience the quality and craftsmanship of Shane Homes. Photos are representative.