



GRASSROOTS
REALTY GROUP

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65 Ambleridge View NW
Calgary, Alberta

MLS # A2269692



\$818,800

| | | | |
|------------------|----------------------------------|---------------|------------------|
| Division: | Ambleridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,986 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Rectangular Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows | | |

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|--------------------|------|
| Inclusions: | None |
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Welcome to this newly built 2-storey home by the trusted builder Shane Homes, located in the vibrant community of Ambleton. Offering 1,986 sq. ft. of elegant living space, this move-in-ready home features 3 spacious bedrooms, 2.5 bathrooms, and an oversized double attached garage. The main floor features a 9-foot ceiling, modern lighting, and a cozy fireplace that enhance the stylish open-concept layout. Large windows fill the space with natural light, while the chef-inspired kitchen includes stainless steel appliances, granite countertops, and ceiling-height cabinetry for a sleek, high-end look. The dining area opens to the backyard through a patio door, perfect for summer gatherings and outdoor enjoyment. Upstairs, you'll find a bright bonus room, a convenient laundry area, and a luxurious primary suite featuring a 4-piece ensuite with an oversized walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. The rough-in for central vacuum to make easy to clean carpet upstairs. The unfinished basement includes a separate side entrance, rough-in plumbing for a bathroom and laundry, The .arage is insulated and drywalled, ready for your finishing touches. Located close to parks, shopping, and major routes, this home blends comfort, convenience, and style — perfect for families seeking a modern lifestyle. ?? Call today or contact your favourite REALTOR® to book your private showing and make this beautiful Ambleton home yours!