



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 (0 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		

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		

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!