



**GRASSROOTS**  
REALTY GROUP

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**64 Ambleton Street NW  
Calgary, Alberta**

**MLS # A2273132**



**\$689,999**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,804 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn		

<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Appliances in the Legal Basement Suite		

Welcome to this beautifully designed 2 storey home featuring a bright, open concept main floor and a fully finished legal basement suite. The main level offers an inviting living room with a cozy fireplace, a spacious dining area, and a modern kitchen complete with sleek finishes perfect for everyday living and entertaining. A versatile office/bedroom on the main floor adds convenience and flexibility for guests or remote work. Upstairs, the airy primary bedroom includes a private ensuite, while two additional large bedrooms provide plenty of space for family or guests. A dedicated laundry room completes the upper level for added comfort and functionality. The legal 1 bedroom basement suite is ideal for extended family or rental income, featuring a full kitchen, comfortable living room, its own laundry, and a separate entrance. This home offers exceptional value, smart layout, and the opportunity for mortgage helper income, truly a rare find! Book a private showing with your favorite Realtor.