



GRASSROOTS
REALTY GROUP

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**117 Ambleton Drive NW
Calgary, Alberta**

MLS # A2276504

\$549,000



Division:	Moraine	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,568 sq.ft.	Age: 2022 (4 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Off Street, Parking Pad	
Lot Size:	0.06 Acre	
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Level, Rectangular Lot, Street Lig	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 117 Ambleton Drive NW, a beautifully designed home in the family-friendly community of Ambleton. Offering 3 generously sized bedrooms, 2.5 baths including a master ensuite with walk-in closet, and an open-concept main floor with large windows that fill the living and dining areas with natural light, this home is both stylish and functional. The kitchen features stainless steel appliances, ample cabinetry, and a large peninsula island, while thoughtful touches like the upper-floor laundry, rear mudroom with coat closet - ideal entry from the backyard or parking pad for keeping shoes, jackets, and gear tidy. Property built by Jayman this Core Performance model includes 6 solar panels offering better energy efficiency and lower utility costs. Enjoy the 10' rear deck and double parking pad, plus all the community amenities Ambleton has to offer including extensive walking and biking pathways, multiple parks and playgrounds, and quick access to schools, shops, and major routes.