



**151 Ambleridge Street NW  
Calgary, Alberta**

**MLS # A2304427**



**\$499,900**

<b>Division:</b>	Ambleridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Mixed, Vinyl Siding	<b>Zoning:</b>	R-GM
<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, Quartz Counters, See Remarks, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Discover the Troon, built by master builder Douglas Homes. This 1,180sqft, three-bedroom fee simple townhouse delivers a turnkey lifestyle with no condo fees. The open-concept main floor features 9-foot knockdown ceilings, luxury vinyl plank flooring, quartz countertops, and 42-inch upper cabinets. The bright, open-concept main floor showcases a spacious great room with oversized windows and an optional fireplace. The impressive 9-foot kitchen island comfortably seats 8, making it ideal for entertaining, while the adjoining dining area overlooks the sunny west backyard. Upstairs, the primary suite features a walk-in closet and a stylish 3-piece ensuite with quartz counters and a vanity with drawers. Two additional generously sized bedrooms provide plenty of space for family, guests, or a home office. A well-appointed 4-piece main bath includes quartz surfaces, a generous vanity, and a deep soaker tub. The lower level is thoughtfully designed, offering the perfect opportunity to create your dream space. Outside, the home is fully landscaped and includes a rear deck, fenced yard, and double garage. Don't miss your chance—schedule your viewing today. Photos shown are from a previously built home and are intended to illustrate style and finishes; actual layouts and features may vary.\*\*\* The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines.