



**269 Ambleside Avenue NW  
Calgary, Alberta**

**MLS # A2132256**



**\$809,900**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,220 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Other, Unknown, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Location...!! Location...!! Location...!! Indulge luxury living in your mesmerizing 2-story home in the charming and convenient community of Ambleton NW. This home offers a prime location to enjoy a peaceful lifestyle near the lake, park, highway, and shopping center, all just minutes away ensuring convenience and accessibility to an array of amenities. This is the perfect home for families seeking both tranquility and convenience. A 36 feet wide lot with mid-century modern exterior makes it most desirable design to call home which is rare to find in new communities. This stunning detached house boasts 3 spacious bedrooms and 2.5 elegant bathrooms, all designed with your comfort in mind. You'll appreciate the double car attached front garage, perfect for easy access and extra storage. Come and explore endless possibilities in this newly built and upgraded home. The GEM LIGHTS, remote-controlled blind, and dual layer window curtains provide a luxurious touch. The large windows and full ventilation showcase natural light, creating a cool and inviting atmosphere. The spacious kitchen features exquisite features such as clean-cut quartz countertops, extended and ample cabinetry, and counter space, soap dispenser, modern hardware, built-in stainless-steel appliances with GAS cooktop, and a stunning center island with barstool seating makes it chefs' kitchen. It's perfect for cooking and entertaining guests alike! The house is equipped with CLEAN COMFORT air circulation system which brings fresh air into home with continuous disinfection of the air. On the main floor, relax in the generously sized living room with fire place, big windows and full ventilation. Upgraded engineered OAK HARDWOOD flooring throughout main floor. The separate dining area provides ample space for a large dining table. Upstairs, a large loft allows for extended bonus room

or separate office/study space. The DOUBLE-DOOR master bedroom boasts big windows with double layered curtains, creating a light-filled oasis. The other two large bedrooms provide scenic lake views and abundant natural light. Upstairs also features two full bathrooms, upgraded 8-inch shower heads with 5-piece ensuite in Master bedroom. An upper-level laundry room, and a bonus room at the landing of the stairs. Step out onto the back deck where you can enjoy delightful barbecues with your loved ones while taking in the beautiful surroundings. This house is perfectly located close to all amenities, including Stoney Trail, making it easy to get around. Don't miss out on this opportunity to own your dream home in one of Calgary's newest and most desired communities.