



GRASSROOTS
REALTY GROUP

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32 Ambleside Crescent NW
Calgary, Alberta

MLS # A2154860



\$719,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,798 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		
Inclusions:	n/a		

Welcome to this stunning home in the vibrant and sought-after community of Moraine, formerly known as Ambleton. This property boasts a double detached garage, two spacious living areas on the main floor, a bonus loft upstairs, and fully landscaped grounds. Facing east, this house offers numerous upgrades including a centrally located kitchen, a side entrance to the basement, and much more. Upon entering, you'll find a den with elegant glass French doors, a sleek kitchen with stainless steel appliances, a large island with quartz countertops, a separate dining area, and a bright, spacious living area at the rear of the house that opens onto a new deck. Upstairs, there are three bedrooms, a loft, a laundry area, and two full bathrooms. The primary bedroom features its own 4-piece ensuite, while the other two bedrooms share a common 4-piece bathroom. The basement, with its side entrance, offers a 3-piece rough-in and ample space for future customization. Don't miss out on this exceptional home. Book your private showing today!