



273 Ambleside Avenue NW
Calgary, Alberta

MLS # A2163509



\$829,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,224 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Interior Lot, Street Lighting, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Spice Kitchen Range Hood, Electric Stove		

2023 built home with top of the line Builder upgrades and fully landscaped! Welcome to this jaw dropping modern home boasting over 2200 SqFt of living space featuring 4 bedrooms, 2.5 bathrooms, a spice kitchen, chef's kitchen, open floor plan and incredible open living space. Exquisite finishes throughout include 9ft ceilings on all levels, 8ft doors, quartz countertops, LED undermount lighting, gold hardware, engineered hardwood flooring, chandeliers and grand-scale rooms. Step inside the front door to a foyer with closet storage. Enjoy hosting friends and family in the open floor plan kitchen, living and dining rooms! The main kitchen is finished with quartz countertops, built-in stainless steel appliances, a gas cooktop, and crisp white full height cabinets with gold hardware. The oversized kitchen island is made for barstool seating to have company while you cook. The sink located off the island is an upgrade, not only for counter space but provides a clean flat look. The spice kitchen is a great addition; outfitted with an electric stove, range hood and additional cabinet storage. The spice kitchen is currently outfitted with an electric stove but there is a gas line supply if you want to make a change! Off the spice kitchen and interior garage door is a walk-in pantry making grocery trips easy. The dining room is full of natural light as it is paired with sliding glass doors that lead to the backyard. The living room is centred with an electric fireplace and has large windows that overlook the backyard. The main level is complete with a central 2pc bathroom. Upstairs is finished with a plush light grey carpet in the bedrooms and family room. Open the french doors to the primary bedroom to a personal oasis; this large bedroom is full of comfort! The primary bedroom has a private 5pc ensuite bathroom with a deep soaking tub, walk-in shower, double vanity with storage

and a private washing closet. The ensuite leads through to the walk-in closet. Bedrooms 2, 3 & 4 are all a great size; these share the main 4pc bathroom with a tub and shower combination. The central family room is a great addition to the comfortable living space; unwind in the evenings here with the family. Downstairs is an unfinished basement with an incredible amount of space to grow as your family grows! The deep backyard is ready for a deck & garden. The deck has a gas line ready for your BBQ season. The front attached double garage and driveway allot 4 vehicles to be parked at all times and street parking is available too. Hurry into your new home for a showing today!