



277 Ambleside Avenue NW
Calgary, Alberta

MLS # A2182263



\$889,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,992 sq.ft.	Age:	2022 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot, Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: Second Refrigerator, Second Electric Oven

Welcome to 277 Ambleside Avenue! Nestled in one of Calgary's newest northwest communities, this stunning home was built in 2022, showcasing numerous upgrades. You'll immediately notice the enhanced features, including upgraded appliances, custom cabinetry, an electric fireplace with tile detailing, and beautiful engineered hardwood flooring. This thoughtfully designed floor plan offers incredible functionality. On the main floor, the entrance to the basement greets you as you enter, leading to an in-law suite complete with a full kitchen, dedicated laundry, a spacious bedroom, ample storage, and a stacked washer and dryer. This is a comfortable space because of the upgraded 9' foundation which makes the basement feel spacious and open. The main floor also boasts an abundance of natural light, a modern kitchen with upgraded stainless-steel appliances (Including a gas range), and a unique double pantry/mudroom configuration. The mudroom offers ample space, providing the potential to add a spice kitchen (subject to the proper permits and approvals from the City of Calgary). On the upper level, you'll find four generously sized bedrooms, ensuring everyone has their own space. These rooms are separated by a large bonus room, creating multiple living areas for added flexibility. The primary retreat offers a serene and private space, complete with a luxurious 5-piece ensuite featuring dual vanities, a soaker tub, and an upgraded tiled shower. This retreat is complemented by a spacious walk-in closet. This home also features a double car garage, and an oversized 18x10 deck complete with BBQ gas line. Located in the vibrant community of Moraine (formerly Ambleton), this home is conveniently close to Calgary's ring road, providing easy access to all corners of the city. 277 Ambleside Avenue is just minutes from community parks,

schools, and established shopping amenities, including restaurants, a grocery store, and more. Schedule your private showing today to experience all this home and community have to offer!