

133 Ambleside Heath NW
Calgary, Alberta

MLS # A2184060



\$689,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,750 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Front Yard, Lawn, Garden, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Wired for Sound		
Inclusions:	N/A		

Very rare opportunity to own an impeccably designed Former Showhome in Ambleton! This stunning 4-bedroom, 2.5-bath residence features a long list of upgrades including; Double detached garage (insulated and roughed in for electric or gas heating) underground sprinklers, fully landscaped with rear deck & gazebo, separate side entrance, Ceiling speakers, A/C, Quartz Counters throughout and all Window coverings! From the moment you walk in this home you are drawn into its inviting floorplan, you are first welcomed into the spacious foyer and main floor bedroom (or office) a powder room, and a large pantry. The modern kitchen boasts a sizable island with seating for four, seamlessly connecting to the family room—perfect for entertaining. Upstairs, the luxurious primary bedroom includes a 5-piece ensuite with double sinks and a generous walk-in closet, along with two additional large bedrooms and upper laundry for convenience. The expansive basement offers 9 ft ceilings, bathroom rough-ins, and large windows for future development. Located in one of Calgary’s fastest-growing communities, you’ll enjoy parks, pathways, schools, and a variety of retail shops and restaurants nearby, with easy access to major highways. Don’t wait—schedule your viewing today! Furniture is negotiable in addition to the purchase price.