

273 Ambleside Avenue NW
Calgary, Alberta

MLS # A2184327



\$789,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,226 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Other		

Heating:	Forced Air, Other	Water:	-
Floors:	Carpet, Ceramic Tile, Other, Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Other	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Other, Unknown, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: N/A

A Modern Masterpiece Awaits. This exquisite 2023-built residence, meticulously crafted by a renowned builder, presents an unparalleled blend of luxurious living and contemporary design. Spanning over 2200 square feet of opulence, this home boasts four generously proportioned bedrooms, two and a half elegantly appointed bathrooms, and a captivating open floor plan that seamlessly integrates living, dining, and culinary spaces. A Symphony of Sophistication Prepare to be enchanted by the impeccable finishes that grace every corner of this architectural masterpiece. Soaring nine-foot ceilings on all levels, complemented by grand eight-foot doors, create an aura of spaciousness and grandeur. Exquisite quartz countertops adorn each surface, while elegant LED undermount lighting casts a warm glow. Gleaming gold hardware accents the refined aesthetic, and rich engineered hardwood flooring flows gracefully throughout. A Culinary Oasis The heart of this home lies within its culinary haven. A chef's dream kitchen, adorned with top-of-the-line stainless steel appliances, a professional gas cooktop, and an expansive island, invites culinary creativity. Imagine entertaining guests while preparing gourmet feasts, comfortably seated at the island's elegant barstool seating. A thoughtfully designed spice kitchen, equipped with an electric stove and ample storage, adds a touch of culinary versatility. Unwind in Tranquility Retreat to the luxurious primary suite, an oasis of tranquility. French doors gracefully open to reveal a haven of comfort, while the opulent five-piece ensuite bathroom beckons with a deep-soaking tub, a walk-in shower, and a double vanity adorned with ample storage. A Backyard Sanctuary The private backyard, ready for your personal touch, awaits the creation of a lush garden and a captivating deck. A convenient gas line is already in place, ensuring effortless

summer barbecues. An Invitation to Exquisite Living This extraordinary residence, a testament to refined living, is an invitation to experience the pinnacle of modern luxury. Schedule your private viewing today and discover the allure of this remarkable home.