

\$599,900 - 313 Ambleton Drive Nw, Calgary

MLS® #A2261110

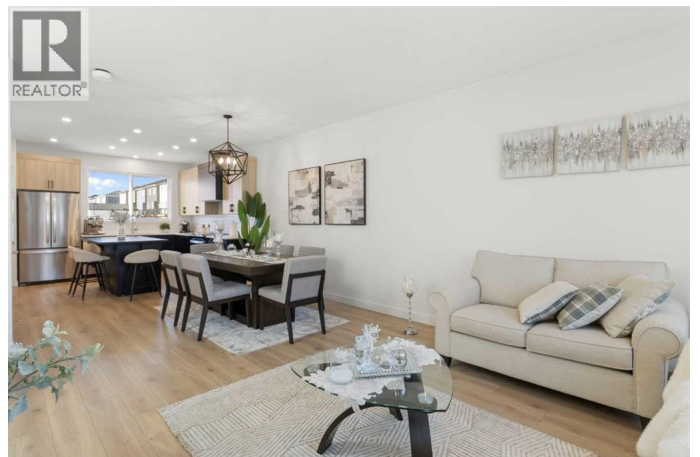
\$599,900

3 Bedroom, 3.00 Bathroom, 1,433 sqft

Single Family on 0.07 Acres

Moraine, Calgary, Alberta

Move-In Ready DETACHED Upgraded 2024 home in the heart of Ambleton NW Calgary with NO GST added to the price! Unlike many new lots still facing active construction, this home sits on a SETTLED street, offering a more established feel while still being just steps from Ambleton lake, parks, playgrounds, and future school sites. Inside, you'll love the 1,433 sq. ft. open-concept layout with 3 bedrooms + 2.5 baths, thoughtfully upgraded with premium finishes. The heart of this home is its elevated GOURMET kitchen, designed with a stylish centre island and flush eating bar, complemented by sleek STAINLESS STEEL appliances including a French door refrigerator with ice maker, Panasonic microwave, and designer hood fan. The open design flows seamlessly into the spacious dining area, perfect for both family dinners and entertaining guests. This home comes with high-performance standards, including: 10 SOLAR PANELS, you will save on energy bills. Outdoor living ready with a 12' x 10' COMPOSITE DECK, durable, elegant, low maintenance, and perfect for entertaining (a \$7,000 value already included). A SEPARATE SIDE ENTRY, perfect for future basement development of a LEGAL SUITE. SMART HOME package including Echo Hub 8" wall panel (with Alexa), Ring Doorbell + Floodlight, Ecobee thermostat, smart lock & Wi-Fi booster. QUARTZ COUNTERTOPS in kitchen and all bathrooms. Built Green Canada certification with EnerGuide rating. UV-C



Ultraviolet Light Purification System.
High-efficiency furnace & HRV unit. Navien
tankless hot water heater. Triple-pane
windows. Raised 9â€™™ ceilings.Front
landscaping already complete. Rear BBQ gas
line.And with easy access to Stoney Trail &
144 Ave NW, youâ€™™re minutes from
downtown, the airport, shopping, and
dining.Why buy ATTACHED when you can
buy this DETACHED HOME FOR A LOWER
PRICE! (id:6289)

Built in 2024

Essential Information

Listing #	A2261110
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,433
Acres	0.07
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	313 Ambleton Drive Nw
Subdivision	Moraine
City	Calgary
Province	Alberta
Postal Code	T3P2B6

Amenities

Amenities	Playground
Features	See remarks, Back lane, PVC window, No Animal Home, No Smoking Home, Level, Parking
Parking Spaces	2
Parking	Other, Parking Pad

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Hot Water Instant, See remarks, Window Coverings
Heating	Forced air
Cooling	None
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Benchmark



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