



**48 Ambleside Crescent NW
Calgary, Alberta**

MLS # A2297420



\$580,000

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,765 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this pristine almost new home, with blue siding and a welcoming covered porch. The bright (EAST-WEST exposed) home has an open-concept main floor and boasts a spacious living room with tall windows and a modern white kitchen complete with stainless steel appliances, a center island, and a stylish backsplash. A functional rear mudroom and 2pc bath add everyday convenience to the main floor. Upstairs, a central bonus room separates the massive primary suite—featuring a walk-in closet with built-ins and a 4pc ensuite—from two additional large bedrooms and a shared 4pc bath. Enjoy the added convenience of upper-level laundry. The undeveloped basement with a separate exterior entrance offers incredible potential for future development and offset your expenses with income potential. Finished 1 bedroom units in the area rent for about \$1,500. Experience starting a family in this new NW community amongst all of your - soon to be - friends and neighbours!