



111, 340 Ambleton Street NW  
Calgary, Alberta

MLS # A2302244



**\$499,900**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,607 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Heated Garage, Insulated		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 328
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data

**Inclusions:** N/A

Welcome to Ambleton Mews! This home is designed to feel more like a detached house than a typical townhouse. With over 1,600 square feet, it offers wide, bright living spaces, modern style, smart design, and a long list of features across three finished levels. The entry-level sets the tone immediately, featuring a double-attached heated garage with under-stair storage, and a versatile bonus room that's perfectly suited as a home office, guest suite, or den. Upstairs on the main floor, you'll immediately notice the quality of finishes. The open-concept kitchen, dining, and living area is anchored by dual-tone cabinetry, topped with polished White Macchiato quartz countertops. A full suite of stainless steel Whirlpool appliances includes a French-door refrigerator with water dispenser, an electric range with air fryer, a built-in dishwasher, and an over-the-range microwave. The striking white chevron tile backsplash runs full height, and elevated 42" upper cabinets maximize every inch of storage. Black pendant lighting over the island and a matching chandelier in the dining area add a designer edge. Just off the kitchen, the walk-in pantry has been upgraded well beyond the standard, featuring cabinetry, butcher block countertop, bar fridge, and wire shelving. It's a true butler's pantry that will impress even the most discerning chef. A private balcony off the main floor is roughed in with a natural gas line, ideal for year-round entertaining. The main-floor powder room has been finished with charming board-and-batten wainscoting and delicate floral wallpaper, elevating what is often an afterthought into a genuinely stylish space. The upper floor is a highlight of this home. The primary bedroom feels like a peaceful retreat, with a wood-slat and wallpaper accent wall and elegant wall sconces for a boutique-hotel feel. The walk-in closet has a custom built-in system

with double and single hanging sections, open shelves, and a dresser with drawers. The four-piece ensuite bathroom features a dual vanity with quartz countertops, polished chrome Moen fixtures, Calacatta porcelain tiles, and a glass-enclosed shower for a spa-like experience. There are two additional bedrooms on this floor, sharing a four-piece main bathroom with the same quality tile and fixtures. The laundry area is also upstairs, with a stacked Whirlpool front-load washer and dryer for convenience. Throughout the home, LVP flooring flows across the main level and flex areas in a warm tone, while plush carpet adds comfort in all bedrooms. Window coverings and blinds are included on every window, move-in ready from day one. Outside, the community offers a great quality of life. Scenic pathways wind around the nearby storm pond. There is a future school site nearby, and well-maintained paths connect parks, playgrounds, and green spaces woven throughout the area. Ambleton is a community thoughtfully designed for an active, connected way of life.