



**121 Ambleside Heath NW  
Calgary, Alberta**

**MLS # A2303332**



**\$609,900**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,782 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Level		

<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>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)

**Inclusions:** radon detector, built in microwave

LIKE NEW, READY TO MOVE IN, BUILT BY BROADWAY HOMES, THIS 1782 SQ FT HOME HAS HIGH QUALITY FINISHINGS AND IS VERY CLOSE TO THE LAKE WITH A VIEW OF IT FROM THE FRONT WINDOW AND YARD. HIGH CEILINGS, LARGE WINDOWS, WEST FACING BACK YARD, RECESSED LIGHTING, OPEN FLOOR PLAN, NO PETS, NO SMOKING, LARGE KITCHEN ISLAND THAT SEATS 4 OR 5. QUALITY SS APPLIANCES, TO THE CEILING CABINETS, QUARTZ COUNTERTOPS, FRENCH DOOR PANTRY, MUD ROOM with closet AND A SEPARATE ENTRANCE FOR THE BASEMENT. You will love the luxury vinyl plank flooring when you walk in, High Ceilings, the abundance of natural light and the spacious floorplan. There's plenty of room here for a growing family. A large dining area for a big table, and the living room will fit all of your big furniture. Upstairs are 3 bdrms, 2 baths AND LAUNDRY. THE PRIMARY bDRM HAS A 5-PIECE ENSUITE WITH DAUL VANITIES, QUARTZ COUNTERS AND A LARGE WALK-IN CLOSET. The other 2 bdrms are a good size, and the 4-piece bath also has Quartz counters. Downstairs, 9-foot ceilings, A SEPARATE ENTRANCE THAT WAS PUT IN BY THE BUILDER, the bathroom stack has been plumbed in, and a BONUS, radon mitigation has been installed. BONUS: PAVED ALLEY IN THE BACK. Close to Stoney Trail and Deefoot so easy access to the City in any direction, but without all the noise of the traffic. It's a quiet neighbourhood, family-oriented, and ready for possession. Don't miss this opportunity, book your appointment today.