



**151 Ambleridge Street NW
Calgary, Alberta**

MLS # A2304427

\$499,900



Division:	Ambleridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,160 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

Discover the Troon, built by master builder Douglas Homes. This 1,180sqft, three-bedroom fee simple townhouse delivers a turnkey lifestyle with no condo fees. The open-concept main floor features 9-foot knockdown ceilings, luxury vinyl plank flooring, quartz countertops, and 42-inch upper cabinets. The bright, open-concept main floor showcases a spacious great room with oversized windows and an optional fireplace. The impressive 9-foot kitchen island comfortably seats 8, making it ideal for entertaining, while the adjoining dining area overlooks the sunny west backyard. Upstairs, the primary suite features a walk-in closet and a stylish 3-piece ensuite with quartz counters and a vanity with drawers. Two additional generously sized bedrooms provide plenty of space for family, guests, or a home office. A well-appointed 4-piece main bath includes quartz surfaces, a generous vanity, and a deep soaker tub. The lower level is thoughtfully designed, offering the perfect opportunity to create your dream space. Outside, the home is fully landscaped and includes a rear deck, fenced yard, and double garage. Don't miss your chance—schedule your viewing today. Photos shown are from a previously built home and are intended to illustrate style and finishes; actual layouts and features may vary.*** The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines.