



**330 Ambleton Drive NW
Calgary, Alberta**

MLS # A2309927



\$659,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,785 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully upgraded 5-bedroom, 3.5-bathroom home located in the highly sought-after community of Moraine (Ambleton). Perfectly situated near a park and playground, this spacious family home offers comfort, functionality, and modern finishes throughout. The bright open-concept main floor features large windows, stylish flooring, a contemporary kitchen with quartz countertops, stainless steel appliances, a large island, a pantry, and a generous dining and living area ideal for family gatherings and entertaining. A convenient main floor office and half bath complete the level. Upstairs, you will find a laundry area and 3 well-sized bedrooms. The professionally finished legal basement offers additional living space with 2 additional bedrooms, a full bathroom, recreation area, and plenty of room for guests or extended family. Close to future schools, shopping, parks, walking paths, and all amenities, this move-in-ready home is an excellent opportunity for families looking for space and style in one of Calgary's most desirable communities. Ideally built on a conventional lot, not a zero-lot line property, this home offers extra privacy and functionality with access around the house. Situated on a desirable corner lot, the property features a much larger backyard with additional side space and back space enclosed and included as part of the yard.