



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**139 Ambleridge Street NW  
Calgary, Alberta**

**MLS # A2315922**



**\$499,900**

|                  |                                                                           |               |                  |
|------------------|---------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Ambleridge                                                                |               |                  |
| <b>Type:</b>     | Residential/Four Plex                                                     |               |                  |
| <b>Style:</b>    | 2 Storey                                                                  |               |                  |
| <b>Size:</b>     | 1,163 sq.ft.                                                              | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                                                    |               |                  |
| <b>Lot Size:</b> | 0.05 Acre                                                                 |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks, Street L |               |                  |

|                    |                                                                                                                                 |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed, Vinyl Siding                                                                                                             | <b>Zoning:</b>    | R-GM |
| <b>Foundation:</b> | Poured Concrete                                                                                                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | 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 three bedroom fee simple townhouse delivers a turnkey lifestyle with no condo fee&rsquo;s. 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. Centrally located kitchen features a spacious Island and stainless steel appliances while the dining area overlooks the sunny west back yard. Upstairs, the primary suite features a walk-in closet and a stylish 3-piece ensuite with quartz counters and a vanity. 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&rsquo;t miss your chance&mdash;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.