



GRASSROOTS
REALTY GROUP

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193 Ambleton Drive NW
Calgary, Alberta

MLS # A2319745



\$539,999

Division:	Moraine		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,556 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan, Pantry, Tankless Hot Water		

Inclusions: Garden Shed

This impeccable home is ready for upsizers, downsizers or people starting out. This is an exceptional opportunity to start your new lifestyle in the desirable community of Moraine. A beautifully maintained semi-detached home with 3 bedrooms and 2.5 bathrooms, a wonderful kitchen and high end finishings throughout. The open concept main floor is perfect for everyday living, family gatherings and entertaining friends. The well designed kitchen has stainless steel appliances built in microwave and granite counters. The primary bedroom has an en-suite bathroom and walk in closet. Two more generously sized bedrooms with flexibility to be an office, playroom or quiet space, a second bathroom and conveniently placed laundry complete the upper level. This energy efficient home has solar panels that help to reduce monthly bills, an HRV system, tankless hot water and energy efficient blinds. The fenced in yard is perfect for children, pets and privacy. There is also a great deck and patio for entertaining, or a quiet drink. The low maintenance yard also has a large shed. The basement is a blank canvas waiting for your personal touch. This great home is close to schools, parks and shopping with easy access to Stoney Trail. Don't miss this wonderful opportunity to make this your new home.