



**296 Ambledale Drive NW  
Calgary, Alberta**

**MLS # A2320245**



**\$750,000**

|                  |                                   |               |                  |
|------------------|-----------------------------------|---------------|------------------|
| <b>Division:</b> | Moraine                           |               |                  |
| <b>Type:</b>     | Residential/House                 |               |                  |
| <b>Style:</b>    | 2 Storey                          |               |                  |
| <b>Size:</b>     | 2,354 sq.ft.                      | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4                                 | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached            |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                         |               |                  |
| <b>Lot Feat:</b> | Back Yard, Level, Street Lighting |               |                  |

|                    |                                                                                                                               |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <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>   | Cement Fiber Board, Composite Siding, Wood Frame                                                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | n/a                                                                                                                           |                   |     |

Welcome to the Emerald, a Pre Construction build by Shane Homes nestled in the vibrant community of Ambleton in northwest Calgary. This beautifully designed 4-bedroom, 2.5-bathroom detached home offers the perfect blend of modern style and everyday functionality. From the moment you step inside, you will appreciate the thoughtful layout and quality craftsmanship that Shane Homes is known for. The open-concept main floor is ideal for both entertaining and family living, featuring a bright and spacious kitchen, generous dining area, and a welcoming great room. Upstairs, the primary bedroom provides a private retreat complete with a well-appointed ensuite, while three additional bedrooms offer flexibility for family, guests, or a home office. Located in Ambleton, one of Calgary's newest northwest communities, you will enjoy easy access to parks, pathways, schools, and major roadways, all within a growing neighbourhood designed with connection in mind. Photos for illustrative Purposes.