



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

150 Ambleton Drive NW
Calgary, Alberta

MLS # A2322633



\$629,900

Division:	Moraine		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,782 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-Gm

Utilities: -

Inclusions: N/A

Welcome to this beautifully designed duplex in the sought-after community of Ambleton, offering modern finishes, thoughtful design, and exceptional value. Built in 2022, this well-appointed home features a bright open-concept layout filled with natural light from large windows throughout. A rare main-floor bedroom provides exceptional flexibility, making this home ideal for multi-generational living, accommodating guests, or creating a private home office. The stylish kitchen is the heart of the home, showcasing quartz countertops, a spacious centre island with undermount sink, stainless steel appliances, full-height cabinetry, a built-in microwave, and a sleek chimney-style hood fan. The adjoining dining and living areas provide the perfect space for everyday living and entertaining alike. A convenient rear mudroom offers access to the deck and backyard, while the separate side entrance leads directly to the basement and is complemented by an interior door separating it from the main living area. This thoughtful design enhances privacy and flexibility for future use. The unfinished basement is already equipped with rough-ins for a future bathroom and kitchen, offering excellent potential for additional living space tailored to your needs. An upgraded 200-amp electrical panel provides added capacity for future expansion and modern household demands. Contemporary flooring, modern lighting, and neutral finishes create a warm and inviting atmosphere throughout the home. Outside, enjoy the rear deck, low-maintenance yard, and double detached garage. Ideally located in the growing community of Ambleton, with convenient access to parks, walking paths, shopping, schools, major roadways, and future community amenities. Whether you're a first-time buyer, growing family, or investor, this move-in-ready home offers the perfect blend of style,

comfort, and versatility. Don't miss your opportunity to make this beautiful property your next home.