



GRASSROOTS
REALTY GROUP

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289 Ambleside Avenue NW
Calgary, Alberta

MLS # A2329396



\$840,000

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,238 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier		

Inclusions:	N/A
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A thoughtfully designed layout featuring 2 living areas. 3 bedrooms, 2.5 bathrooms all above grade, plus a fully legal two-bedroom basement legal suite with its own private entrance. The chef-inspired kitchen features modern cabinetry in a timeless warm colour palette cabinets and oversized central island. The kitchen is equipped with built-in microwavehood, and slide-in range. A spacious walk-through pantry, conveniently accessed from the mudroom and double attached garage, enhances everyday functionality. The kitchen opens seamlessly to the dining and living areas, creating the perfect space for both entertaining and daily living. A wall of windows across the back of the home fills the main floor with natural light, while patio doors off the dining area lead to the sunny west backyard - ideal for summer evenings outdoors. The cozy electric fireplace in the living room adds warmth and charm during the colder months. A central bonus room thoughtfully separates the primary suite from the secondary bedrooms, providing both privacy and additional living space. The spacious primary retreat features a luxurious 5-piece ensuite with dual sinks, a soaker tub, walk-in shower, and a large walk-in closet. Two additional generously sized bedrooms, a full bathroom, linen closet, and a full laundry room complete the upper floor. The fully developed basement includes a legal two-bedroom legal suite with private side entrance, offering a full kitchen, living area, full bathroom, and its own private laundry - perfect for extended family or rental income.