



GRASSROOTS
REALTY GROUP

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144 Ambleridge Green NW
Calgary, Alberta

MLS # A2335778



\$698,900

Division:	Ambleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,783 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Chandelier, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained home in the vibrant and growing community of Ambleton, where modern design, thoughtful upgrades, and exceptional outdoor living come together. Built in 2023, this move-in-ready property offers the benefits of newer construction without the wait, all within a family-friendly neighbourhood known for its parks, pathways, green spaces, and convenient access to major roadways and everyday amenities. Step inside to discover a bright and inviting floor plan designed for both comfortable daily living and effortless entertaining. The main level offers a spacious front flex room that can easily serve as a home office, sitting area, or playroom. At the heart of the home, the stylish kitchen showcases quartz countertops, a large centre island, stainless steel appliances, and ample workspace for meal preparation and gathering with family and friends. The open-concept layout flows seamlessly into the dining area and welcoming living room, creating a warm and functional space filled with natural light. Upstairs, the thoughtfully designed layout features a spacious primary retreat complete with a walk-in closet, two additional bedrooms, a full bathroom, convenient upper-floor laundry, and a versatile loft area that provides valuable extra living space for work, relaxation, or recreation. The unfinished basement offers excellent future development potential with large sunshine windows and a private side entrance, making it an ideal opportunity for a future secondary suite, mortgage helper, or multi-generational living space, subject to all required approvals and permitting. Outside, enjoy a fully landscaped and low-maintenance yard designed for easy living. The private backyard provides the perfect setting for relaxing after a long day or hosting family gatherings, featuring both a patio and lower deck area. With room to personalize and enhance the space

further, it offers an excellent canvas for creating your own outdoor retreat. Completing the property is a detached double garage with paved back lane access for added convenience. Combining modern finishes, functional living spaces, future potential, and an outstanding location in one of Calgary's most desirable newer communities, this is a home you'll be proud to call your own.