



GRASSROOTS
REALTY GROUP

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143 Amblesfield Avenue NW
Calgary, Alberta

MLS # A2353005

\$589,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,397 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	n/a		

Welcome to this stunning RARE WALK-OUT with LEGAL BASEMENT SUITE, North facing home features massive windows at the South side, Deck, separate Laundry and fully landscaped. At the entrance, you're welcomed with the open-plan design that boasts 9-foot ceilings and extra windows on the South Side to bring more sunshine, creating bright and spacious living areas. The kitchen includes a sizable breakfast bar, upgraded appliances and a well-designed main floor that features a half bathroom adjacent to the mudroom, which leads to the deck, which is over the walk-out basement. Venturing upstairs, you'll find a spacious Primary bedroom with conduits and backing for a mounted TV, a walk-in closet, and an ensuite 4pc bathroom. Two additional good-sized bedrooms, a bathroom, and a laundry area complete the upstairs. The WALKOUT basement offers 1 bedroom and a den LEGAL SUITE with a 9-foot ceiling with windows. Book your private showing today as this is not going to last longer.