

287 Ambledale Drive NW
Calgary, Alberta

MLS # A2248136



\$899,999

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|------------------|--|---------------|-------------------|
| Division: | Moraine | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,352 sq.ft. | Age: | 2026 (-1 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Street Lighting | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished, Walk-Out To Grade | LLD: | - |
| Exterior: | Cement Fiber Board, Composite Siding, Wood Frame | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) | | |

Inclusions: N/A

Shane Homes Pre-Construction Opportunity in Ambleton! The popular 4-bed, 2.5-bath Emerald model offers 2,382 sq.ft. of stylish living on premium amenity lots, including walkouts, extra-deep yards, and west/southwest-facing backyards backing onto environmental reserve. Features a central lifestyle room, Super Kitchen with chimney hoodfan & gas cooktop, bright rear dining nook, and open living room with gas fireplace. Upstairs boasts a central family room, laundry, and two bedrooms with walk-in closets. High-value exterior package includes James Hardie siding, walkout basement with 9' foundation, vinyl deck with glass railing. Photos are representative only.