

## 117 Ambleton Drive NW Calgary, Alberta

**MLS # A2256104**



**\$549,000**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Level, Rectangular Lot, Street Lig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	solar panels		

Welcome to 117 Ambleton Drive NW, a beautifully designed home in the family-friendly community of Ambleton. Offering 3 generously sized bedrooms, 2.5 baths including a master ensuite with walk-in closet, and an open-concept main floor with large windows that fill the living and dining areas with natural light, this home is both stylish and functional. The kitchen features stainless steel appliances, ample cabinetry, and a large peninsula island, while thoughtful touches like the upper-floor laundry, rear mudroom with coat closet - ideal entry from the backyard or parking pad for keeping shoes, jackets, and gear tidy. Property built by Jayman this Core Performance model includes 6 solar panels offering better energy efficiency and lower utility costs. Enjoy the " " rear deck and double parking pad, plus all the community amenities Ambleton has to offer—including extensive walking and biking pathways, multiple parks and playgrounds, and quick access to schools, shops, and major routes.