

80 Ambledale Crescent NW
Calgary, Alberta

MLS # A2278297



\$755,229

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|------------------|------------------------|---------------|------------------|
| Division: | Moraine | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,113 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard | | |

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

The Solara by Shane Homes – a pre-construction, customizable home in the desirable community of Ambleton. This 3-bed, 3-bath home sits on an extra-wide lot. The upgraded kitchen includes a chimney hood fan, built-in microwave, gas cooktop, and a spice kitchen for added convenience. Enjoy a main floor full bath, 9’ basement foundation, and roughed-ins for potential future development flexibility. Personalize your finishes and design selections to suit your lifestyle. Located in a community surrounded by pathways, parks, and planned amenities. Photos are representative and may show optional features.