

308 Ambledale Drive NW
Calgary, Alberta

MLS # A2353450

\$889,126

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,338 sq.ft.	Age:	2026 (0 yrs old)
Beds:	7	Baths:	4
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:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Gas range in spice kitchen as well.

This impressive home features a 2-bedroom legal suite, side entrance, 9' basement ceiling, and added windows for bright, flexible living. Main floor bedroom and full bath are perfect for guests, family, or a quiet office. Enjoy LVP throughout the main, basement common areas and stairwell, quartz countertops with undermount sinks, black hardware/fixtures, and a full-width electric fireplace with tile finish. Executive kitchen features built-in stainless steel appliances, chimney hood fan, gas cooktop, spice kitchen with gas range, pendant and under-cabinet lighting. Upstairs, the vaulted bonus room is ideal for movie nights or play. Ensuite offers soaker tub, tiled shower with niche, door, tile flooring, and smart drawer storage. Rear landing includes BBQ gas line. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.