

296 Ambledale Drive NW
Calgary, Alberta**MLS # A2354229****\$761,250**

Division:	Ambleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,385 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Emerald by Shane Homes, a 2,382 sq ft two storey built for real family life in Ambleton. The main floor opens with a front foyer and a flexible lifestyle room beside a full bathroom, perfect for guests or a home office. At the back, the super kitchen anchors an open plan with a large island and a walk-through pantry that connects to the mudroom and double attached garage. The nook and living room share an inviting space centred on a fireplace with a floating hearth, with a patio door to the backyard. Upstairs, a central family room separates the primary bedroom from three additional bedrooms. The primary retreat features a walk-in closet and an ensuite with a soaking tub, separate shower, and double vanity. A full main bath and upper laundry complete the level. The unfinished basement with a side entry and bathroom rough-in is ready for your future plans. Estimated completion spring 2027. Photos are for illustrative purposes only.