

56 Ambledale Crescent NW
Calgary, Alberta**MLS # A2354248****\$761,250**

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,109 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 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:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to The Edith by Shane Homes, a 2,128 sq. ft. two-storey home currently under construction in Ambleton, a growing NW community. The main floor features an open-to-above living room, Super Kitchen layout with a large island and walk-in pantry, bright nook, and a bedroom beside a full bathroom, ideal for guests or a home office. A mudroom connects to the double attached garage. Upstairs offers a family room, upper-floor laundry, two additional bedrooms, a full bathroom, and a primary bedroom with a walk-in closet and ensuite with double vanity. The unfinished basement offers room for future development. Features include vinyl siding with stone accents, luxury vinyl plank flooring, and an electric fireplace with mantel. Estimated completion is Spring 2027. Photos are for illustrative purposes only. Exact finishes and selections may vary.