

\$589,900 - 181 Ambleton Drive Nw, Calgary

MLS® #A2110308

\$589,900

3 Bedroom, 3.00 Bathroom, 1,502 sqft

Residential on 0.05 Acres

Ambleton, Calgary, Alberta

This like-new energy efficient semi-detached home is completely move-in ready and just minutes away from the future school site and a short drive to the many nearby amenities. The home features 3 bedrooms, 2.5 bathrooms, an open concept layout and a separate entrance to the basement for those looking to create a mortgage helper or investment property. The home offers the perfect balance of timeless style and functionality, perfect for a young couple, single professional or an investor looking for a great rental property. The main level of the home features an open concept layout with wide plank flooring spanning the entire level and 10'™ ceilings in the living room. Large windows at the front and rear of the home provide plenty of natural light into the home and creates a bright and inviting space from morning to night. The timeless kitchen is finished with quartz countertops, shaker style upper cabinetry, elegant tile backsplash, a large island and a suite of stainless-steel appliances, including a chimney hood fan and gas range. The galley style kitchen overlooks the dining and living rooms creating the perfect space for entertaining or those with young children. The dining area is at the rear of the home and overlooks the backyard. A 2-piece powder room and rear mudroom complete the main level. The upper level of the home features 3 bedrooms and 2 full bathrooms. The large primary suite is complete with a 4-piece en suite with generous counter space and large walk-in closet for all



your belongings. Completing the upper level are two more bedrooms, a full bathroom and a laundry area for added convenience for daily living. The home comes equipped with a separate entrance to the basement providing endless possibilities for future development. The basement features ample space for a 4th bedroom, family room and bathroom (roughed-in). The south-facing backyard offers a 6â€™x5â€™ deck and a sunny area year-round with plenty of space for the family to enjoy. This energy efficient home is perfect for those looking to build equity in a like-new home, that is completely move-in ready with a 6 panel solar system, HRV, UV light air purification, tankless hot water heater, triple pane window, and window coverings throughout; all while having quick access to the amenities and major thoroughfares.

Built in 2022

Essential Information

MLS® #	A2110308
Price	\$589,900
Sold Price	\$588,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,502
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	181 Ambleton Drive Nw
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Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W7

Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 20th, 2024
Days on Market	20
Zoning	R-Gm
HOA Fees	265.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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