



# 269 Ambleside Avenue Calgary Alberta

\$794,900

PRICED TO SELL | EXPERIENCE 2023-BUILT LUXURY | 2220 SQ. FT HOME | 3 SPACIOUS BEDROOMS | 2.5 BATH | ENGINEERED OAK HARDWOOD | POND VIEW | CONVENTIONAL LOT | MODERN EXTERIOR | EXQUISITE CHEF KITCHEN | EXTENDED COUNTER TOPS | OVERSIZE BONUS ROOM | FULLY LANDSCAPED | DOUBLE-DOOR MASTER BEDROOM | 14' X 10' DECK | 9 FT BASEMENT | AMPLE SUN FACING BACKYARD | GEM LIGHTS | located in the charming and convenient community of Moraine NW. This home offers a prime location with quick access to a pond, park(s), highway, and shopping center. You'll appreciate the DOUBLE car attached-front garage. The living room has large windows and full ventilation to showcase natural light, creating a cool and inviting atmosphere. The spacious kitchen features quartz countertops, extended and ample cabinetry, and counter space, soap dispenser, BUILT-IN stainless-steel appliances with GAS cooktop, and a center island. The house is equipped with a CLEAN COMFORT air circulation system which brings fresh air into home with continuous disinfection of the air. On the main floor, relax in the generously sized living room with fireplace, big windows and full ventilation. Upstairs, a large loft allows for extended bonus room or separate office/study space. The master bedroom boasts big windows, creating a light-filled oasis. The other two large bedrooms provide scenic pond views and abundant natural light. Upstairs also features two full bathrooms, upgraded 8-inch shower heads with 5-piece ensuite in the Master bedroom. An upper-level laundry room, and an oversize bonus room at the landing of the stairs. Don't miss out on this opportunity to own your dream home in one of Calgary's newest and most desired communities. (id:6769)

4pc Bathroom 9.50 Ft x 5.00 Ft  
 5pc Bathroom 13.83 Ft x 10.92 Ft  
 Bedroom 13.25 Ft x 11.00 Ft  
 Bedroom 11.08 Ft x 11.08 Ft  
 Family room 22.58 Ft x 15.58 Ft  
 Laundry room 6.75 Ft x 7.75 Ft

Primary Bedroom 12.83 Ft x 17.08 Ft  
 2pc Bathroom 5.00 Ft x 5.67 Ft  
 Dining room 15.83 Ft x 9.50 Ft  
 Foyer 6.33 Ft x 7.75 Ft  
 Kitchen 15.83 Ft x 9.83 Ft  
 Other 7.08 Ft x 8.50 Ft

Listing Presented By:



Originally Listed by:  
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See

Mirror

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