



## 334 Ambleton Street Calgary Alberta

\$484,000

Brand new, never lived in, 3 bedroom townhouse promoting a convenient, low-maintenance lifestyle! Sophisticated yet practical this gorgeous home is loaded with high-end upgrades and beautiful finishes including 9' ceilings, a gas line to the deck, luxurious vinyl plank flooring, designer lighting and quartz countertops throughout. The open floor plan allows for excellent connectivity leading to seamless conversations between those relaxing in the living room, gathering in the dining room and preparing in the kitchen. Easily entertaining in the stunning kitchen featuring upgraded stainless steel appliances, sleek quartz countertops, an abundance of 2-toned cabinets and a centre island with seating for casual meals and extra prep space. The glass railed deck with gas lines promotes a seamless indoor/outdoor lifestyle filled with summer barbeques and time spent lounging outside. A main floor powder room adds to your comfort and convenience. Retreat at the end of the day to the primary oasis on the upper level complete with a large walk-in closet and a private ensuite for a true owner's escape. Both additional bedrooms are spacious and bright with easy access to the 4-piece bathroom. Laundry is handily located on this level along with a built-in tech desk perfect for homework or catching up on emails. The basement awaits your dream development with lots of additional room for everything on your wish list and is already equipped with rough-ins for a future bathroom. This prime location is nestled in the heart of NW Calgary. Ambleton offers unbeatable proximity to essential amenities and convenient commuter routes with Stoney Trail, 14th Street NW, and 144th Avenue NW at your doorstep, accessing downtown for work or quick getaways via Highway 1 and 2 is a breeze. Strategically positioned mere moments from established transit options, premier shopping at RioCan Beacon Hill...

Kitchen 12.67 Ft x 11.58 Ft

Dining room 12.33 Ft x 7.33 Ft

Living room 10.58 Ft x 12.25 Ft

Foyer 5.83 Ft x 5.50 Ft

2pc Bathroom Measurements not available

Other 4.42 Ft x 5.08 Ft

Primary Bedroom 10.17 Ft x 12.92 Ft

Bedroom 10.00 Ft x 8.92 Ft

Bedroom 8.92 Ft x 8.92 Ft

3pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:

Royal LePage METRO



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267

arobinson@cirrealty.ca

Laundry room 3.50 Ft x 4.42 Ft

4pc Bathroom Measurements not available