



23 Ambleton Street Calgary Alberta

\$749,999

Welcome to an exceptional opportunity to own a beautifully designed, fully loaded property in the vibrant new community of Ambleton. This stunning DETACHED home offers 5 bedrooms, including a 2-bedroom LEGAL BASEMENT SUITE, double detached GARAGE, flex room, and a south-facing backyard, making it the perfect fit for families, investors, or anyone looking to offset their mortgage with rental income. Built by Broadview Homes, this property features over 1,784 sq. ft. of living space above grade—with thoughtful design, modern finishes, and outstanding functionality. [Don't forget to check out the Virtual Tour!]. As you step inside, open-concept main floor with 9 ft. ceilings welcomes you. The main floor features a flex room that can easily serve as an office, additional bedroom, or playroom. The heart of the home is the expansive kitchen, which comes complete with Large central island, Granite countertops, Stainless steel appliances, Electric range, refrigerator, dishwasher, generous cabinetry and a walk-in pantry. Enjoy a spacious living area perfect for relaxing or entertaining, as well as a dining space that flows out to the beautifully landscaped backyard. The upper level offers 3 spacious bedrooms, including a luxurious primary suite with a 5-piece ensuite featuring dual sinks, a bathtub, and a big walk-in closet. Two additional bedrooms share a well-appointed 4-piece bathroom. A convenient laundry room with WASHER-DRYER completes the top floor. A stunning feature of this home is that it comes with a FULLY LEGAL 2-bedroom basement suite - a perfect mortgage helper or ideal space for extended family. The suite boasts 2 bedrooms, full kitchen with appliances (electric range, fridge and microwave), separate dining/living area, private in-suite laundry with washer and dryer. The south-facing backyard is fully landscaped and perfect for summer enjoyment, and the D...

Primary Bedroom 15.08 Ft x 13.33 Ft

Other 5.50 Ft x 8.00 Ft

5pc Bathroom 9.08 Ft x 7.92 Ft

4pc Bathroom 5.83 Ft x 7.92 Ft

Bedroom 14.58 Ft x 9.50 Ft

Bedroom 14.58 Ft x 9.25 Ft

4pc Bathroom 9.83 Ft x 7.83 Ft

Living room/Dining room 20.75 Ft x 17.75 Ft

Bedroom 11.75 Ft x 11.17 Ft

Other 13.33 Ft x 11.33 Ft

Living room 13.25 Ft x 12.00 Ft

Dining room 10.83 Ft x 8.83 Ft

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Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

RE/MAX

**RE/MAX REAL ESTATE
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Laundry room 5.83 Ft x 3.92 Ft

Kitchen 12.08 Ft x 10.17 Ft

Bedroom 12.33 Ft x 11.33 Ft

2pc Bathroom 5.67 Ft x 5.00 Ft