



## 64 Ambleside Crescent Calgary Alberta

\$689,900

Indulge luxury living in your mesmerizing 2-story home in the charming and convenient community of Ambleton NW. This property has over 2200 sq ft of living space. Comes with a side entrance and fully finished basement - a legal suite could be an easy option with City approval. This large front covered porch greets you as pull up to the home. Upon entry, you will notice an open concept floorplan first, with a living room offering large windows. Next you have the dining room & kitchen area, finished with trendy colour selections, upgraded appliances, large centre island, quartz counters & full height cabinetry. Off the kitchen at the rear of the home you will find a convenient door to the back yard & future deck area. The main floor is finished with a 2pc bathroom. Moving to the second level you will find 3 bedrooms, including the primary bedroom, a bonus/ loft room, laundry room and a full bathroom. The primary bedroom offers its own 4pc ensuite and a fair size W.I.C. FULLY FINISHED basement offers, a large bedroom, 4pc bath, family room, office area and a spot to add a wet bar/kitchenette. This home offers a prime location to enjoy a peaceful lifestyle near the lake, park, highway, and shopping center, all just minutes away ensuring convenience and accessibility to an array of amenities. This is the perfect home for families seeking both tranquility and convenience. Book your private showing today & don't miss out on the potential investment opportunity!! (id:6769)

Bedroom 12.00 Ft x 11.33 Ft  
 4pc Bathroom 4.92 Ft x 7.83 Ft  
 Office 5.83 Ft x 2.67 Ft  
 Family room 17.33 Ft x 17.75 Ft  
 Other 6.92 Ft x 2.42 Ft  
 Living room 12.42 Ft x 13.00 Ft  
 Dining room 12.42 Ft x 13.33 Ft  
 Other 5.83 Ft x 3.25 Ft  
 Kitchen 13.92 Ft x 11.08 Ft

Pantry 7.25 Ft x 2.83 Ft  
 2pc Bathroom 5.00 Ft x 6.08 Ft  
 Primary Bedroom 12.50 Ft x 12.92 Ft  
 4pc Bathroom 10.92 Ft x 5.25 Ft  
 Bonus Room 12.92 Ft x 9.42 Ft  
 Laundry room 3.75 Ft x 5.58 Ft  
 Bedroom 10.42 Ft x 9.25 Ft  
 Bedroom 10.42 Ft x 9.25 Ft  
 4pc Bathroom 4.92 Ft x 9.08 Ft

Listing Presented By:



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 MaxWell Capital Realty

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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca