

# 115 Ambleridge Street Calgary Alberta

$554,900

Discover the Hamilton, expertly crafted by Douglas Homes. This fee simple townhouse offers a turnkey lifestyle. Located in the desirable community of Ambleridge--one of Calgary's newest neighborhoods. This home is thoughtfully designed with quality upgrades already included. Enjoy 9-foot knockdown ceilings, luxury vinyl plank flooring, quartz countertops, stainless steel appliances, and 42-inch upper cabinetry. The bright, open-concept main floor features a spacious great room with oversized windows and an optional fireplace, creating a warm and inviting atmosphere. The impressive kitchen looks out to the sunny west back yard and deck, the adjacent dining room is a focal point for entertaining and allows for seamless flow, making it ideal for larger gatherings. Upstairs, the primary suite offers a walk-in closet and a stylish three-piece ensuite complete with quartz countertops and a vanity. Two additional generously sized bedrooms provide flexibility for family, guests, or a home office. A well-appointed four-piece main bath includes quartz surfaces, a large vanity, and a deep soaker tub. An upper-floor laundry room adds everyday convenience. The side entrance to the basement enhances the home's future potential, offering flexibility for additional living space or development. Outside, the property is fully landscaped and features a rear deck, fenced yard, and double garage. Don't miss this opportunity--book your viewing today. First-Time Home Buyers' GST Rebate: Eligible buyers may receive up to $30,000 on a new home purchase. Applicants must be 18 or older, a Canadian citizen or permanent resident, and not have owned or lived in a home owned by themselves or their spouse/common-law partner within the past four years. All terms and conditions are subject to Government of Canada/CRA guidelines (id:6769)

Primary Bedroom 12.17 Ft x 11.83 Ft

Bedroom 10.00 Ft x 9.58 Ft

Bedroom 9.58 Ft x 9.25 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

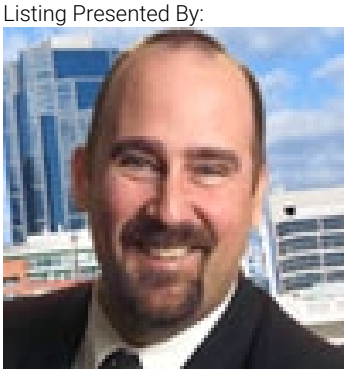
Great room 13.58 Ft x 8.00 Ft

Dining room 12.08 Ft x 8.00 Ft

Kitchen 12.67 Ft x 7.00 Ft

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
Real Broker

http://www.terliergroup.ca/

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.