



## 269 Ambleside Avenue Calgary Alberta

\$809,900

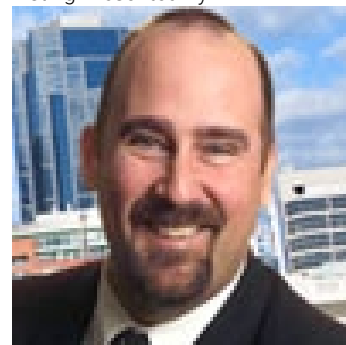
Location...!! Location...!! Location...!! Indulge luxury living in your mesmerizing 2-story home in the charming and convenient community of Ambleton NW. This home offers a prime location to enjoy a peaceful lifestyle near the lake, park, highway, and shopping center, all just minutes away ensuring convenience and accessibility to an array of amenities. This is the perfect home for families seeking both tranquility and convenience. A 36 feet wide lot with mid-century modern exterior makes it most desirable design to call home which is rare to find in new communities. This stunning detached house boasts 3 spacious bedrooms and 2.5 elegant bathrooms, all designed with your comfort in mind. You'll appreciate the double car attached front garage, perfect for easy access and extra storage. Come and explore endless possibilities in this newly built and upgraded home. The GEM LIGHTS, remote-controlled blind, and dual layer window curtains provide a luxurious touch. The large windows and full ventilation showcase natural light, creating a cool and inviting atmosphere. The spacious kitchen features exquisite features such as clean-cut quartz countertops, extended and ample cabinetry, and counter space, soap dispenser, modern hardware, built-in stainless-steel appliances with GAS cooktop, and a stunning center island with barstool seating makes it chefs' kitchen. It's perfect for cooking and entertaining guests alike! The house is equipped with 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 fire place, big windows and full ventilation. Upgraded engineered OAK HARDWOOD flooring throughout main floor. The separate dining area provides ample space for a large dining table. Upstairs, a large loft allows for extended bonus room or separate office/study space...

4pc Bathroom 9.50 Ft x 5.00 Ft  
 5pc Bathroom 13.83 Ft x 11.83 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

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

Listing Presented By:



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**RE/MAX Realty Professionals**

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