



# 273 Ambleside Avenue Calgary Alberta

\$839,900

2023 built home with top of the line Builder upgrades and fully landscaped! Welcome to this jaw dropping modern home boasting over 2200 SqFt of living space featuring 4 bedrooms, 2.5 bathrooms, a spice kitchen, chef's kitchen, open floor plan and incredible open living space. Exquisite finishes throughout include 9ft ceilings on all levels, 8ft doors, quartz countertops, LED undermount lighting, gold hardware, engineered hardwood flooring, chandeliers and grand-scale rooms. Step inside the front door to a foyer with closet storage. Enjoy hosting friends and family in the open floor plan kitchen, living and dining rooms! The main kitchen is finished with quartz countertops, built-in stainless steel appliances, a gas cooktop, and crisp white full height cabinets with gold hardware. The oversized kitchen island is made for barstool seating to have company while you cook. The sink located off the island is an upgrade, not only for counter space but provides a clean flat look. The spice kitchen is a great addition; outfitted with an electric stove, range hood and additional cabinet storage. The spice kitchen is currently outfitted with an electric stove but there is a gas line supply if you want to make a change! Off the spice kitchen and interior garage door is a walk-in pantry making grocery trips easy. The dining room is full of natural light as it is paired with sliding glass doors that lead to the backyard. The living room is centred with an electric fireplace and has large windows that overlook the backyard. The main level is complete with a central 2pc bathroom. Upstairs is finished with a plush light grey carpet in the bedrooms and family room. Open the french doors to the primary bedroom to a personal oasis; this large bedroom is full of comfort! The primary bedroom has a private 5pc ensuite bathroom with a deep soaking tub, walk-in shower, double vanity with s...

2pc Bathroom 5.08 Ft x 5.67 Ft  
Foyer 6.33 Ft x 7.83 Ft  
Living room 11.33 Ft x 16.83 Ft  
Dining room 15.67 Ft x 7.83 Ft  
Kitchen 15.67 Ft x 11.33 Ft  
Other 8.33 Ft x 8.42 Ft

Bedroom 10.08 Ft x 12.00 Ft  
Bedroom 10.92 Ft x 10.17 Ft  
Laundry room 6.75 Ft x 8.00 Ft  
5pc Bathroom 13.67 Ft x 10.83 Ft  
Bedroom 13.42 Ft x 10.08 Ft  
Family room 12.67 Ft x 15.58 Ft

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

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

### RE/MAX Realty Professionals

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

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

4pc Bathroom 10.08 Ft x 12.00 Ft

Primary Bedroom 12.92 Ft x 17.08 Ft