

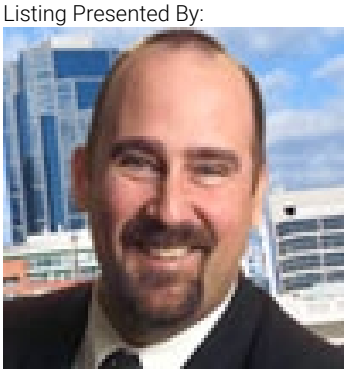
304 Ambledale Drive Calgary Alberta

$840,280

Welcome to 304 Ambledale Drive, built by Sterling Homes Calgary! This beautiful home was designed for flexible family living with side entrance, 9' basement ceiling, and 2-bedroom rough-in for future basement potential. The open-to-below layout, added windows, LVP main floor, quartz countertops, black hardware, and cozy electric fireplace create a bright, stylish feel. Main floor bedroom and full bath are perfect for guests, or an office, while the vaulted bonus room is ideal for movie nights or play. Executive kitchen features built-in stainless steel appliances, gas cooktop, chimney hood fan, spice kitchen with gas range and French doors, pull-out waste bin, and pendant lighting. Ensuite offers soaker tub, tiled shower with niche, pocket door, and drawers. Rear landing includes BBQ gas line. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches--all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative. (id:6769)

Great room 13.50 Ft x 14.92 Ft
Dining room 11.50 Ft x 14.25 Ft
Kitchen 11.33 Ft x 14.00 Ft
Other 5.58 Ft x 7.33 Ft
Primary Bedroom 9.00 Ft x 9.08 Ft
3pc Bathroom .00 Ft x .00 Ft
Primary Bedroom 12.25 Ft x 14.42 Ft
5pc Bathroom 8.50 Ft x 11.58 Ft
Other 6.67 Ft x 9.08 Ft
Laundry room 5.33 Ft x 9.00 Ft
Bonus Room 12.50 Ft x 15.92 Ft
5pc Bathroom .00 Ft x .00 Ft
Bedroom 9.92 Ft x 14.33 Ft
Bedroom 9.83 Ft x 13.17 Ft

Listing Presented By:



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