

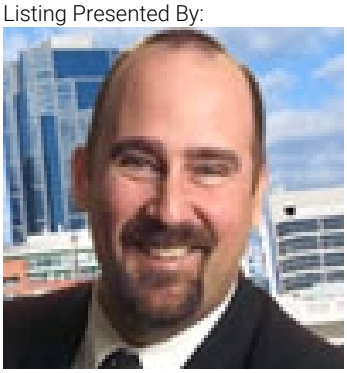
308 Ambledale Drive Calgary Alberta

$860,776

This impressive home features a 2-bedroom legal suite, side entrance, 9' basement ceiling, and added windows for bright, flexible living. Main floor bedroom and full bath are perfect for guests, family, or a quiet office. Enjoy LVP throughout the main, basement common areas and stairwell, quartz countertops with undermount sinks, black hardware/fixtures, and a full-width electric fireplace with tile finish. Executive kitchen features built-in stainless steel appliances, chimney hood fan, gas cooktop, spice kitchen with gas range, pendant and under-cabinet lighting. Upstairs, the vaulted bonus room is ideal for movie nights or play. Ensuite offers soaker tub, tiled shower with niche, door, tile flooring, and smart drawer storage. 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)

3pc Bathroom Measurements not available
5pc Bathroom Measurements not available
Great room 12.50 Ft x 14.92 Ft
Dining room 10.08 Ft x 10.58 Ft
Kitchen 9.67 Ft x 12.83 Ft
Bedroom 9.25 Ft x 8.83 Ft
5pc Bathroom Measurements not available
Other 6.25 Ft x 7.83 Ft
Primary Bedroom 12.75 Ft x 15.25 Ft
Bedroom 10.50 Ft x 10.33 Ft
Bedroom 9.42 Ft x 10.33 Ft
Bedroom 9.33 Ft x 12.33 Ft
Bonus Room 13.50 Ft x 14.42 Ft
Bedroom 9.92 Ft x 12.00 Ft
Kitchen 5.00 Ft x 13.58 Ft
Recreational, Games room 11.33 Ft x 12.67 Ft
Bedroom 10.00 Ft x 8.92 Ft
3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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

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