

71 Ambleside Park Calgary Alberta

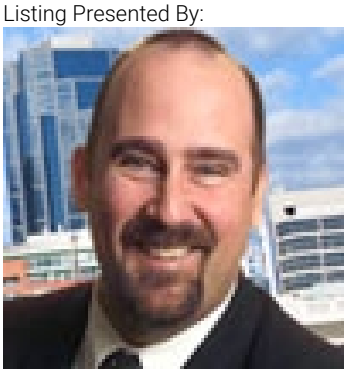
$899,100

FORMER SHOW HOME | PREMIUM POND-FACING CORNER LOT | UNOBSTRUCTED VIEWS ON 3 SIDES | 2-BED LEGAL BASEMENT SUITE! Welcome to this stunning, extensively upgraded former show home, perfectly positioned on a premium traditional corner lot overlooking a picturesque pond! Built in 2021 but occupied only since 2024, this exceptional property offers the perfect blend of luxury, privacy, and income potential. Enjoy the rare advantage of **unobstructed views on THREE sides**, abundant natural light from windows on all sides, and exceptional privacy. Featuring soaring vaulted ceilings, elegant feature walls, designer wall accents, upholstered window cornices, and numerous premium builder show-home upgrades throughout. Step outside to a fully fenced backyard and spacious deck, ideal for relaxing or entertaining. The thoughtfully positioned lot offers additional privacy, with the rear facing a neighbouring driveway rather than another home. Adding tremendous value is the **2-BEDROOM LEGAL BASEMENT SUITE**, currently rented for **$1,550/month**, providing immediate rental income! **BONUS: NEW ROOF AND SIDING REPLACED FOLLOWING THE 2024 HAILSTORM!** A rare opportunity to own a beautifully upgraded former show home offering breathtaking pond views, remarkable privacy, and built-in income potential. **TRULY A MUST-SEE!** (id:6769)

4pc Bathroom 8.25 Ft x 4.92 Ft
5pc Bathroom 10.25 Ft x 11.17 Ft
Bedroom 12.25 Ft x 11.92 Ft
Bedroom 10.33 Ft x 11.08 Ft
Primary Bedroom 12.33 Ft x 16.58 Ft
Bonus Room 16.67 Ft x 11.58 Ft
Laundry room 8.08 Ft x 5.00 Ft
Other 10.25 Ft x 4.92 Ft
Furnace 10.75 Ft x 10.17 Ft
2pc Bathroom 6.67 Ft x 3.08 Ft

Living room 18.42 Ft x 13.92 Ft
Dining room 10.17 Ft x 13.58 Ft
Kitchen 12.75 Ft x 13.58 Ft
Other 12.33 Ft x 7.92 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft
Bedroom 9.42 Ft x 10.33 Ft
Bedroom 11.75 Ft x 14.67 Ft
Kitchen 10.33 Ft x 7.67 Ft
Recreational, Games room 15.67 Ft x 11.83 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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