

287 Ambledale Drive NW

Calgary, Alberta

MLS # A2248136



\$899,999

|             |                                                                                                                               |            |     |
|-------------|-------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                       | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                             | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                               | Condo Fee: | -   |
| Basement:   | Full, Unfinished, Walk-Out To Grade                                                                                           | LLD:       | -   |
| Exterior:   | Cement Fiber Board, Composite Siding, Wood Frame                                                                              | Zoning:    | TBD |
| Foundation: | Poured Concrete                                                                                                               | Utilities: | -   |
| Features:   | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |            |     |
| Inclusions: | N/A                                                                                                                           |            |     |

Shane Homes Pre-Construction Opportunity in Ambleton! The popular 4-bed, 2.5-bath Emerald model offers 2,382 sq.ft. of stylish living on premium amenity lots, including walkouts, extra-deep yards, and west/southwest-facing backyards backing onto environmental reserve. Features a central lifestyle room, Super Kitchen with chimney hoodfan & gas cooktop, bright rear dining nook, and open living room with gas fireplace. Upstairs boasts a central family room, laundry, and two bedrooms with walk-in closets. High-value exterior package includes James Hardie siding, walkout basement with 9&rsquo; foundation, vinyl deck with glass railing. Photos are representative only.