

**65 Ambleridge View NW**  
**Calgary, Alberta**

**MLS # A2269692**



**\$818,800**

<b>Division:</b>	Ambleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,986 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** None

Welcome to this newly built 2-storey home by the trusted builder Shane Homes, located in the vibrant community of Ambleton. Offering 1,986 sq. ft. of elegant living space, this move-in-ready home features 3 spacious bedrooms, 2.5 bathrooms, and an oversized double attached garage. The main floor features a 9-foot ceiling, modern lighting, and a cozy fireplace that enhance the stylish open-concept layout. Large windows fill the space with natural light, while the chef-inspired kitchen includes stainless steel appliances, granite countertops, and ceiling-height cabinetry for a sleek, high-end look. The dining area opens to the backyard through a patio door, perfect for summer gatherings and outdoor enjoyment. Upstairs, you'll find a bright bonus room, a convenient laundry area, and a luxurious primary suite featuring a 4-piece ensuite with an oversized walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. The rough-in for central vacuum to make easy to clean carpet upstairs. The unfinished basement includes a separate side entrance, rough-in plumbing for a bathroom and laundry, The .arage is insulated and drywalled, ready for your finishing touches. Located close to parks, shopping, and major routes, this home blends comfort, convenience, and style — perfect for families seeking a modern lifestyle. ?? Call today or contact your favourite REALTOR® to book your private showing and make this beautiful Ambleton home yours!