

# \$584,990 - 157 Ambleton Drive Nw, Calgary

MLS® #A2212193

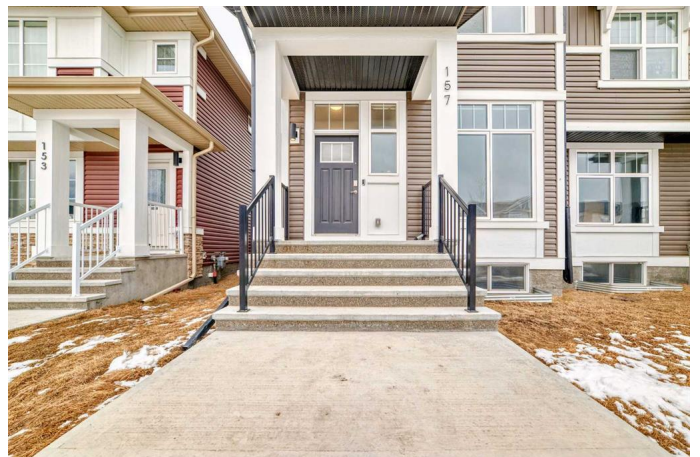
**\$584,990**

3 Bedroom, 3.00 Bathroom, 1,509 sqft  
Residential on 0.05 Acres

Ambleton, Calgary, Alberta

As you enter the home, you are immediately welcomed by the high 10 ft ceilings of a sunlight filled entrance foyer that seamlessly flows into the formal living room. You will notice the breath taking upgraded luxury vinyl plank floors as this open concept home flows into the spacious kitchen, dining and living room. This kitchen is fit with all stainless steel appliances, ample counter & drawer space, and stylish stone counter tops. The very well designed main floor includes a mudroom at the back entrance that will be used frequently when entering from the parking pad or future garage. This floor is completed with a half bathroom for convenience and guests. The upper level hosts an enormous master bedroom easily capable of hosting a full king bedroom furniture set including dressers. The master suite features a full spa inspired ensuite bathroom including: Double Vanity Sink and Full Tub Shower. The master bedroom is completed with a sizeable walk in closet. This level has an additional two spacious bedrooms sized for large beds and both include large closets. The upper floor is finished by a full bathroom with bathtub and a separate dedicated laundry room. The home is completed with an unfinished basement that has endless development potential, including an egress window, wired smoke detectors, plumbing rough-ins and a separate entrance.

Built in 2022



## Essential Information

MLS® #	A2212193
Price	\$584,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,509
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	157 Ambleton Drive Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W6

## Amenities

Amenities	None
Parking	Off Street

## Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	90
Zoning	R-Gm
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.