

**67 Ambleside Park NW**  
**Calgary, Alberta**
**MLS # A2231987**

**\$998,999**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,431 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** None

LUXURY FORMER SHOWHOME , POND FACING , OPEN TO BELOW FLOOR PLAN , 2 BEDROOMS LEGAL SUITE , OVER 3400 SQFT LIVING SPACE , SPICE KITCHEN , AIR CONDITIONER , CONVENTIONAL LOT . This exquisite former show home is a true masterpiece of luxury, style, and functionality, located in one of the area's most sought-after communities. Offering 3400 sq. ft. of total developed living space, this beautifully designed 2-storey residence sits on a spacious conventional lot and features a double front-attached garage, providing the ideal balance of elegance and everyday comfort. It features 4 spacious bedrooms and 3 bathrooms on the upper floors . The home also includes a 2-bedroom legal basement suite with 9-foot ceilings, a separate side entrance, and a full 3-piece bathroom—ideal for extended family, guests, or potential rental income. Enjoy the tranquil beauty of nature right outside your front door, with the home perfectly positioned facing a pond, walking trails, and a children's playground. Breathtaking sunrises and sunsets are just part of daily life here. Conveniently located just minutes from Costco, No Frills, restaurants, gas stations, and other key amenities, this home offers the perfect blend of peaceful living and urban accessibility. Schedule your Private Showing Today!