

**257 Amblerstone Crescent NW**  
**Calgary, Alberta**

**MLS # A2267520**



**\$752,088**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Ambleridge             |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,073 sq.ft.           | <b>Age:</b>   | 2026 (-1 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.07 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                                                                                                           |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------|-------------------|-----|
| <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>   | Full                                                                                                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                           | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete                                                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |                   |     |

**Inclusions:** N/A

The Edith by Shane Homes: a customizable pre-construction home in Ambleridge designed for modern living. This spacious layout features a main floor bedroom and full bathroom, ideal for guests. The Super Kitchen and Spice Kitchen options expand the square footage and include premium upgrades such as a chimney hoodfan and gas cooktop. Built with a 9' basement foundation, rough-ins, and an AC allowance, this home offers comfort and future flexibility. Elevation A showcases striking curb appeal. Experience the quality and craftsmanship of Shane Homes. Photos are representative.