

80 Ambledale Crescent NW  
Calgary, Alberta

MLS # A2278297



**\$755,229**

**Division:** Moraine

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 2,113 sq.ft. **Age:** 2026 (0 yrs old)

**Beds:** 3 **Baths:** 3

**Garage:** Double Garage Attached

**Lot Size:** 0.08 Acre

**Lot Feat:** 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> Closet(s)	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In		
<b>Inclusions:</b>	N/A		

The Solara by Shane Homes – a pre-construction, customizable home in the desirable community of Ambleton. This 3-bed, 3-bath home sits on an extra-wide lot. The upgraded kitchen includes a chimney hood fan, built-in microwave, gas cooktop, and a spice kitchen for added convenience. Enjoy a main floor full bath, 9&rsquo; basement foundation, and roughed-ins for potential future development flexibility. Personalize your finishes and design selections to suit your lifestyle. Located in a community surrounded by pathways, parks, and planned amenities. Photos are representative and may show optional features.