



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

257 Ambleridge Crescent NW
Calgary, Alberta

MLS # A2267520



\$752,088

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	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.