\$899,999 - 287 Ambledale Drive Nw, Calgary

MLS® #A2248136

\$899,999

4 Bedroom, 3.00 Bathroom, 2,352 sqft Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Shane Homes Pre-Construction Opportunity in Ambleton! The popular 4-bed, 2.5-bath Emerald model offers 2,382 sq.ft. of stylish living on premium amenity lots, including walkouts, extra-deep yards, and west/southwest-facing backyards backing onto environmental reserve. Features a central lifestyle room, Super Kitchen with chimney hoodfan & gas cooktop, bright rear dining nook, and open living room with gas fireplace. Upstairs boasts a central family room, laundry, and two bedrooms with walk-in closets. High-value exterior package includes James Hardie siding, walkout basement with 9' foundation, vinyl deck with glass railing. Photos are representative only.



Essential Information

MLS® # A2248136 Price \$899,999

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

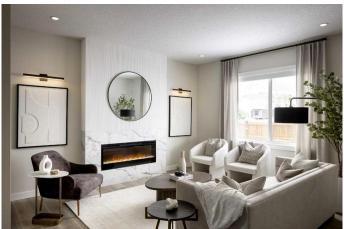
Square Footage 2,352

Acres 0.08 Year Built 2026

Type Residential

Sub-Type Detached







Style 2 Storey
Status Active

Community Information

Address 287 Ambledale Drive Nw

Subdivision Ambleton
City Calgary
County Calgary
Province Alberta
Postal Code T3P1W4

Amenities

Amenities None Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking

Home, Open Floorplan, Pantry, Walk-In Closet(s), Stone Counters

Appliances Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator,

Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Insert

Has Basement Yes

Basement Full, Unfinished, Walk-Out

Exterior

Exterior Features Lighting

Lot Description Back Yard, Backs on to Park/Green Space, Street Lighting

Roof Asphalt Shingle

Construction Cement Fiber Board, Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 18th, 2025

Days on Market 2

Zoning TBD

HOA Fees 263

HOA Fees Freq. ANN

Listing Details

Listing Office Bode Platform Inc.

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.