

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

MLS® #A2248136

\$899,999

4 Bedroom, 3.00 Bathroom, 2,352 sqft

Residential on 0.08 Acres

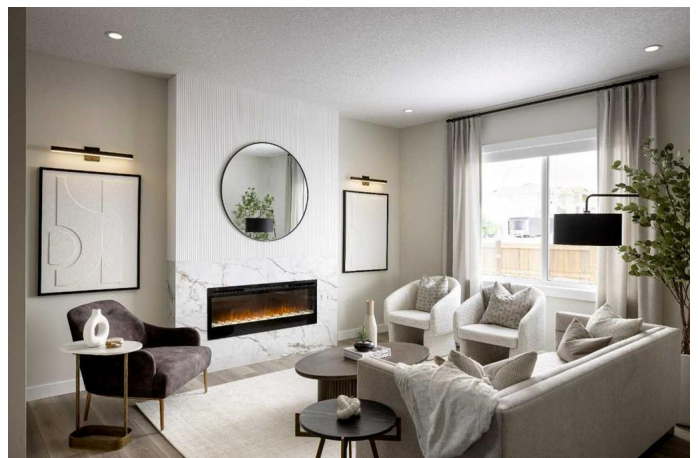
Ambleton, Calgary, Alberta

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.

Built in 2026

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
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Days on Market	60
Zoning	TBD
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office Bode Platform Inc.

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