

# \$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 9â€™™ 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 | Kitchen Island, No Smoking Home, Walk-In Closet(s), Bathroom Rough-in, Stone Counters, No Animal Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Gas Cooktop, Microwave                                                   |
| Heating           | Forced Air, Natural Gas                                                                                                       |
| Cooling           | None                                                                                                                          |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Gas, Insert                                                                                                                   |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full                                                                                                                          |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Lighting                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Street Lighting |
| Roof              | Asphalt Shingle                                          |
| Construction      | Composite Siding, Wood Frame, Cement Fiber Board         |
| Foundation        | Poured Concrete                                          |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 18th, 2025 |
|-------------|-------------------|

|                |     |
|----------------|-----|
| Days on Market | 80  |
| Zoning         | TBD |
| HOA Fees       | 263 |
| HOA Fees Freq. | ANN |

**Listing Details**

Listing Office            Bode Platform Inc.

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