$619,900 - 313 Ambleton Drive Nw, Calgary

MLS® #A2145547

$619,900

3 Bedroom, 3.00 Bathroom, 1,450 sqft
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

** ALERT â€" NEW MORTGAGE INFO ** This home qualifies for the 30-year amortization for first-time buyers' mortgages ** Jayman Financial Brokers now available to sign-up ** **SIDE ENTRY**OPEN FLOOR PLAN** Exquisite & beautiful, you will be impressed by Jayman BUILT's POPULAR "BROOKLYN" model currently being built in the up & coming community of Ambleton. A lovely neighborhood with enhanced natural settings and unique spaces welcomes you into over 1400+ sq ft of above-grade living space featuring stunning craftsmanship and thoughtful design. Offering an open floor plan featuring an outstanding design for the most discerning buyer! This highly functional floorplan boasts an elevated and stunning GOURMET kitchen with a beautiful center island with Flush Eating Bar & Sleek stainless-steel appliances, including a French Door refrigerator with icemaker, Electric slide smooth top range and microwave, all flowing nicely into an adjacent spacious dining room. All creatively overlooking your excellent Great Room with a bank of unique windows inviting an abundance of natural daylight in. To complete this level, you have a sizeable pantry and convenient half bath near the rear of the home with a quaintly designated mud room heading out to your backyard, where you will discover enough room to build a double detached garage. Heading up to the upper level, where you will enjoy a centralized full bath, convenient 2nd-floor laundry, and three

sizeable bedrooms, with the Primary Suite boasting a spacious walk-in closet and a 3pc en suite with window. The lower level offers a 3 pc rough-in for future development and a 9 ft raised basement ceiling height. It awaits your fantastic design ideas along with a CONVENIENT SIDE ENTRY! - Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High-Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, QUARTZ counter tops in kitchen and bathrooms, rear BBQ gas line, professionally designed Oak & Ore Colour Palette, convenient side entrance, Triple Pane Windows and Smart Home Technology Solutions! Save $$$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Welcome Home!

Built in 2024

Essential Information

MLS® #	A2145547
Price	$619,900
Sold Price	$619,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,450
Acres	0.07

Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	313 Ambleton Drive Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2B6

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Gravel Driveway, Off Street

Interior

Interior Features	High Ceilings, Vinyl Windows, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	October 29th, 2024

Days on Market	109
Zoning	R-G
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.