

# \$650,000 - 326 Ambleton Drive Nw, Calgary

MLS® #A2171091

**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,825 sqft

Residential on 0.06 Acres

Ambleton, Calgary, Alberta

3 BEDROOM + 2.5 BATHROOMS + BONUS ROOM | MASTER SUITE WITH ENSUITE | MAIN FLOOR DEN | 1800+ SQ. FT. DEVELOPED ABOVE GROUND | BRAND NEW 2024 BUILT | EXTRA WINDOWS | SEPARATE BASEMENT ENTRANCE| 2 BASEMENT EGRESS

WINDOWS | FULL NEW HOME WARRANTY

Welcome to the Concord II, a stunning home crafted by Broadview Homes, featuring over 1800 sq. ft. of thoughtfully designed living space. As you step through the front door, youâ€™re greeted by an inviting open floor plan that includes a main-floor den. The open-concept kitchen, dining nook, and great room provide the ideal setting for entertaining guests. The kitchen is elegantly finished with stainless steel appliances, granite countertops, and a central island with barstool seating.

Upstairs, you'll find three bedrooms, a spacious loft, two full bathrooms, and a convenient laundry room. The primary bedroom offers plenty of space and is complemented by an ensuite bath with a standing shower.

The basement is ready for future development, with rough-ins for a secondary suite (pending city/municipality approval and permits), featuring a separate side entrance, 9-foot ceilings, and two egress windows.

This home is ideally located near retail shops, schools, daycares, and grocery



stores, with easy access to Stoney Trail, making it simple to get around Calgary. Donâ€™t miss outâ€”contact your realtor today to schedule a showing of this beautiful, brand-new home!

Built in 2024

**Essential Information**

MLS® #	A2171091
Price	\$650,000
Sold Price	\$645,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,825
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	326 Ambleton Drive Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2B7

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad, Unpaved

**Interior**

Interior Features	Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Stone
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	Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Gas Range
Heating	ENERGY STAR Qualified Equipment
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 5th, 2024
Date Sold	October 24th, 2024
Days on Market	19
Zoning	R-G
HOA Fees	250.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	PREP Realty
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