



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

40 Amblefield View NW
Calgary, Alberta

MLS # A2333810



\$674,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,569 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Re		

Heating: High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: 10 Solar Panels

Are you looking to live in an exciting new Community? This is your opportunity - Enjoy all the little things in Ambleton. With its enhanced natural settings, unique spaces, and views, Ambleton embodies NW Calgary. Pedestrian gathering spaces, play areas, and local and regional pathway networks make getting around and exploring the community easy. Travel has never been safer because of off-street pathways protected from traffic. With ample retail and schools in nearby Evanston and future commercial space, High School, pathways, and activity areas in Ambleton, the Community has everything you can ever imagine. Community lifestyle living that makes an outstanding, safe, and secure community. An excellent URBAN STYLE Jayman BUILT "LOGAN" model with a RARE supersized garage on a corner homesite with many custom Jayman Design center upgraded features. Meticulously maintained & crafted by the original owner - Truly a custom-built DREAM home. Over 1568 SF of living space offering 3 bedrooms, 3 baths & unspoiled basement with a side entry ... Check out the floor plan and pictures! This OPEN design features 9' high ceilings - Spectacular CHEF's kitchen overlooking the dining area and great room. Upgraded features include iron spindle railing, triple pane windows, 10 solar panels, smart home, tankless water heater, active heat recovery system, luxury wide plank flooring, wall features and details, light & plumbing fixtures, baseboard, doors and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining: Sleek modern ceiling high white cabinetry, with modern style doors and black pulls, soft close, quartz countertops, upgraded Kitchen Aid stainless steel appliances with a gas cooktop, wall oven & built-in microwave & hood cover, full subway tiled backsplash, dramatic island with recessed lighting and

flush eating bar for three & under mount black granite sink with window above, and a huge walkin pantry. Upstairs includes an oversized primary bedroom with a full spa-like 3-piece ensuite, and a supersized walk-in closet. Plus, 2 good-sized spare bedrooms, an upper laundry room, bonus room with vaulted ceilings and a central walkway for excellent traffic flow. Other impressive features include high 8'8" basement ceilings, oversized back yard with room to park an RV, Truck sized 2 car detached garage - 22' x 26', rich front curb appeal with stone details and covered entry. Quick possession date available! Call your friendly REALTOR(R) to book a viewing!