



GRASSROOTS
REALTY GROUP

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57 Ambleton Boulevard NW
Calgary, Alberta

MLS # A2340962



\$575,850

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,466 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Gravel Driveway, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: 8 Solar Panels

BRAND-NEW BROOKLYN 20 | 1,450 SQ. FT. | SIDE ENTRANCE | NINE-FOOT BASEMENT | AMBLETON MORTGAGE OPPORTUNITY: Eligible first-time buyers purchasing this newly built home may qualify for an insured mortgage with an amortization period of up to 30 years. Financing approval and program conditions apply. Jayman Financial mortgage professionals are available to help buyers explore their options. Welcome to Jayman BUILT's popular Brooklyn 20, currently under construction at 57 Ambleton Boulevard NW. This three-bedroom, 2.5-bathroom home offers approximately 1,450 sq. ft. of thoughtfully designed living space, contemporary finishes, and energy-efficient features in the growing Northwest Calgary community of Ambleton. The bright, open-concept main floor centres around a beautiful rear kitchen featuring quartz countertops, a large island with a flush eating bar, generous pantry storage, and sleek stainless-steel appliances. The appliance package includes a French-door refrigerator with icemaker, an electric slide-in smooth-top range, and a microwave. The kitchen flows naturally into the central dining area and spacious Great Room. A bank of distinctive windows welcomes abundant natural light, creating an inviting space for everyday living and entertaining. A convenient powder room and designated rear mudroom complete the main level. From here, step outside to the 12' x 10' rear deck with a barbecue gas line. The backyard provides space for a future double detached garage. Upstairs, you will find three generously sized bedrooms, a centralized full bathroom, convenient laundry and linen storage, and a well-appointed primary suite. The primary bedroom features a walk-in closet and private three-piece ensuite with a window and glass-enclosed shower. The undeveloped lower level includes a separate side

entrance, raised nine-foot ceiling, and three-piece bathroom rough-in, providing excellent flexibility for future development. Professionally designed in Jayman's Birch Whisper colour palette, this home also features durable Hardie Board® detailing and Jayman's EXTRA Fit & Finish®. Jayman's Core Performance and standard inclusions feature: Eight 500-watt solar panels Quantum Performance Wall System powered by BTRboard BUILT GREEN® Canada certification High-efficiency furnace with MERV 13 filtration Heat-recovery ventilation system Ultraviolet air-purification system Tankless water heater Foundation wrap to help repel water Triple-pane R-6 windows Smart-home technology package Quartz countertops in the kitchen and bathrooms Blinds, washer and dryer, and front landscaping included. Qualified buyers using CMHC-insured financing may also be eligible for the CMHC Eco Plus program, which can provide a refund of 25% of the mortgage loan insurance premium when the home and financing satisfy the program requirements. Enjoy an exceptional new-home opportunity in Ambleton, surrounded by enhanced natural settings and thoughtfully planned community spaces. Contact your REALTOR®;