



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

41 Ambleton Boulevard NW
Calgary, Alberta

MLS # A2346027



\$622,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,772 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Concord II by Broadview Homes, a brand new detached home offering 1,772 square feet of thoughtfully designed living space on a desirable corner lot directly across from the community athletic park. Featuring 4 bedrooms, 3 full bathrooms, a main-floor bedroom, separate side entrance, upper-level bonus room, and excellent future basement development potential, this home delivers the flexibility and functionality today's families are looking for. The main floor is bright, open and designed for everyday living, with the kitchen positioned at the heart of the home. A large central island provides plenty of room for meal prep and casual seating, while ample cabinetry and counter space offer practical storage. The kitchen flows seamlessly into the dining and living areas, creating an inviting space for family gatherings and entertaining. One of the standout features of this floorplan is the main-floor bedroom paired with a full bathroom. Whether used for extended family, overnight guests, a private home office or anyone looking for the convenience of main-level living, it adds valuable versatility that can adapt as your needs change. Upstairs, the primary bedroom offers a comfortable retreat with a walk-in closet and private ensuite. Two additional bedrooms, another full bathroom, conveniently located laundry and a spacious bonus room complete the upper level, giving everyone room to spread out while keeping the bedrooms and everyday family spaces together. A separate side entrance adds even more flexibility, while the undeveloped basement provides plenty of opportunity for future development to suit your lifestyle, whether you envision additional bedrooms, a recreation area, home gym or secondary living space, subject to municipal approvals and permits. Outside, the corner lot creates a more open feel, while the location directly across from the athletic park

puts recreation and green space right outside your door—an especially appealing feature for families and anyone who enjoys an active lifestyle. With 1,772 square feet, 4 bedrooms, 3 full bathrooms, a main-floor bedroom, upper bonus room, separate side entrance and future basement potential, the Concord II combines smart design with room to grow in a location that makes everyday family living easy.