

\$756,900 - 16 Amblefield View Nw, Calgary

MLS® #A2140146

\$756,900

3 Bedroom, 3.00 Bathroom, 1,733 sqft

Residential on 0.06 Acres

Ambleton, Calgary, Alberta

OPEN HOUSE ALERT - SATURDAY &
SUNDAY 12:00PM - 5:00PM - FREE COFFEE

* NET ZERO HOME * QUANTUM
PERFORMANCE ULTRA E-HOME *

VERIFIED Jayman BUILT Show Home! **

Great & rare real estate investment opportunity

** Start earning money right away ** Jayman

BUILT will pay you \$ per month to use this

home as their full-time show home **

PROFESSIONALLY DECORATED with all of
the bells and whistles.**BEAUTIFUL SHOW
HOME**Exquisite & beautiful, you will
immediately be impressed by Jayman BUILT's
"AVID 20" SHOW HOME located in the up and
coming community of MORaine

(AMBLETON). A lovely neighborhood with
great new amenities on the horizon welcomes
you into over 1700+sqft of above grade living
space featuring stunning craftsmanship and
thoughtful design. Offering a unique open floor
plan boasting a stunning GOURMET kitchen
with a beautiful centre island with flush eating
bar & sleek stainless steel Whirlpool
appliances including a French door refrigerator
with ice maker, electric convection smooth top
range and microwave hoodfan. Stunning
elegant Polaire QUARTZ counter tops,
spacious walk-in pantry, soft close slab
cabinets and stainless steel undermount sink
compliment the space. Enjoy the generous
dining area that overlooks the spacious Great
Room with the stunning Farmhouse elevation
out front along with an additional FLEX
SPACE located at the front of the home -



Could be a fourth bedroom or a bright office/den and FULL BATH located on the main level for additional family members or visiting guests that prefer no stairs. You will discover the 2nd level boasts 3 sizeable bedrooms with the Primary Bedroom including a gorgeous 3 pc private en suite with an upgraded walk-in shower and generous walk-in closet along with 2nd floor laundry for ease of convenience. In addition, enjoy a nicely centralized Bonus Room that separates the two additional bedrooms and the Primary Suite for additional privacy. The lower level has 3 pc rough in for future bath development and the back yard has space for you to a build double detached garage at your leisure. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime! Jayman's Quantum performance Inclusions: 32 Solar Panels achieving Net Zero Certification, a Proprietary Wall System, Triple Pane R-8 Windows with Argon Fill, Smart Home Technology Solutions, Daikin FIT Electric Air Source Heat Pump, and an Ultraviolet Air Purification System with Merv 15 Filter. PRODUCE AS MUCH ENERGY AS YOU CONSUME WITH THE QUANTUM PERFORMACE ULTRA E-HOME! Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.

Built in 2023

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2140146 |
| Price | \$756,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,733 |
| Acres | 0.06 |

| | |
|------------|-------------|
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 16 Amblefield View Nw |
| Subdivision | Ambleton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 2B9 |

Amenities

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

Interior

| | |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Range Hood |
| Heating | Electric, Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2024 |
| Days on Market | 311 |

| | |
|----------------|-----|
| Zoning | R-G |
| HOA Fees | 250 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.