

# **\$709,900 - 329 Ambleton Drive Nw, Calgary**

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MLS® #A2202661

**\$709,900**

4 Bedroom, 3.00 Bathroom, 1,791 sqft

Residential on 0.11 Acres

Ambleton, Calgary, Alberta

\*BRAND NEW HOME ON DESIRABLE CORNER LOT\*SIDE ENTRY\*10 SOLAR PANELS\*MAIN FLOOR BEDROOM\* Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's highly sought after "AVID 20" home located in the up & 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 extended island with flush eating bar & sleek stainless steel Whirlpool appliances including a French door refrigerator with ice maker and internal water, upgraded GAS - slide in range with air fry, Panasonic built-in microwave and a Broan Power Pack built-in cabinet hood fan. Stunning elegant QUARTZ counter tops, soft close slab cabinets and sil granite undermount sink compliment the space. Enjoy the generous dining area that overlooks the spacious Great Room with the beautiful Farmhouse exterior elevation out front along with a FOURTH BEDROOM and FULL BATH located on the main level for additional family members or visiting guests that prefer no stairs. The 10x10 deck includes a BBQ gas line ready for your Summer grilling. You will discover the 2nd level boasts 3 sizeable bedrooms with the Primary Bedroom including a gorgeous 4 pc private en suite 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 Bedroom for additional privacy. Raised 9 ft basement ceiling height and 3 pc rough in for future bath development and space for you to build double detached garage at your leisure. Not to mention your Jayman home offers Smart Home Technology Solutions, Core Performance with TEN SOLAR PANELS, BuiltGreen Canada Standard, with an EnerGuide Rating, UV-C Ultraviolet Light Air Purification System, High Efficiency Furnace with Merv 13 Filters & HRV Unit, Navien-Brand tankless hot water heater and triple pane windows. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime.

Built in 2024

**Essential Information**

MLS® #	A2202661
Price	\$709,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,791
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	329 Ambleton Drive Nw
Subdivision	Ambleton
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3P 2B6

### Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Gravel Driveway, Parking Pad

### Interior

Interior Features	Breakfast Bar, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	March 14th, 2025
Days on Market	40
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Jayman Realty Inc.
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