

# \$756,900 - 16 Amblesfield View Nw, Calgary

MLS® #A2140146

**\$756,900**

3 Bedroom, 3.00 Bathroom, 1,733 sqft

Residential on 0.06 Acres

Ambleston, Calgary, Alberta

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers â€“ NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTORÂ®. \* 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                355  
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.