



THE
A-TEAM

**RE/MAX
FIRST**

16 AMBLEFIELD View, Calgary T3P 2B9

MLS® #: **A2140146** Area: **Moraine** Listing **06/18/24** List Price: **\$793,900**
 Status: **Active** County: **Calgary** Change: **-\$21k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2023** Abv Sqft: **1,732**
 Lot Information Low Sqft:
 Lot Sz Ar: **2,541 sqft** Ttl Sqft: **1,732**
 Lot Shape:

DOM

218
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Alley Access,Gravel Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Electric,Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Vinyl**
 Water Source:
Public
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|---------------|--------------|-------|--------------|
| Living Room | Main | 14`0" x 10`0" | Dining Room | Main | 12`8" x 8`9" |
| Kitchen | Main | 12`8" x 9`0" | 3pc Bathroom | Main | 8`7" x 4`4" |
| Bedroom - Primary | Upper | 12`7" x 12`4" | Bedroom | Upper | 9`1" x 11`6" |
| Bedroom | Upper | 8`11" x 10`6" | 4pc Bathroom | Upper | 10`2" x 5`3" |
| 3pc Ensuite bath | Upper | 10`2" x 5`5" | Laundry | Upper | 5`7" x 6`2" |
| Den | Main | 10`11" x 9`4" | Bonus Room | Upper | 12`7" x 9`2" |

Walk-In Closet

Upper

9' 4" x 6' 2"

Pantry
Legal/Tax/Financial

Main

6' 6" x 4' 10"

Title:
Fee Simple
Legal Desc:

2311428

Zoning:
R-G

Remarks

Pub Rmks:

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.**

Inclusions:
Property Listed By:

N/A
Jayman Realty Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





