



THE
A-TEAM

**RE/MAX
FIRST**

37 AMBLEFIELD Passage, Calgary T3P 2C2

MLS®#: **A2145389** Area: **Moraine** Listing Date: **06/28/24** List Price: **\$689,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,766 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,768**
 Low Sqft:
 Ttl Sqft: **1,768**

DOM
6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Paved,Rectangular Lot**
 Park Feat: **Alley Access,Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl**
 Sewer: Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator**
 Int Feat: **Bathroom Rough-in,French Door,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`10" x 12`6"	Kitchen	Main	11`6" x 9`5"
Dining Room	Main	11`0" x 9`0"	Den	Main	13`2" x 11`3"
2pc Bathroom	Main	5`3" x 5`0"	Bedroom - Primary	Upper	15`2" x 13`2"
Bedroom	Upper	12`1" x 9`3"	Bedroom	Upper	12`1" x 9`3"
4pc Ensuite bath	Upper	9`0" x 4`11"	4pc Bathroom	Upper	9`0" x 4`11"
Bonus Room	Upper	12`10" x 8`7"	Laundry	Upper	6`3" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311428

Zoning:
R-G

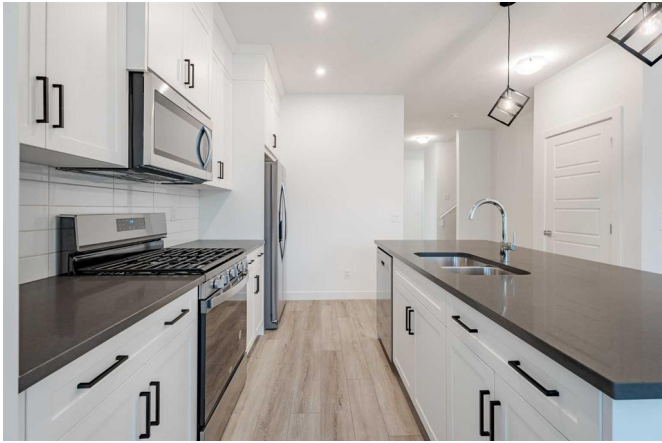
Remarks

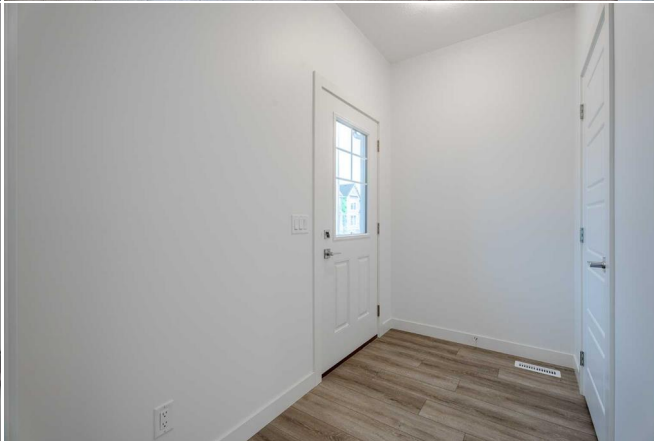
Pub Rmks: **BRAND NEW HOME offered at an incredible price! Bright, cozy, open concept plan with neutral colors through-out. On the main floor, you'll find the beautifully upgraded kitchen with lots of cabinets (all drawers & cupboards are soft close), a large center island, quartz countertops, stainless steel appliances including a gas stove and water & ice fridge. This floor also includes the living room, dining room, 2 piece guest bathroom, 9 foot knockdown ceilings, and a large office/den with double French doors. Upstairs you'll find the lovely master bedroom that comes with a 4 piece ensuite bathroom & a large separate walk-in closet. This floor also has 2 more good sized bedrooms, a full bathroom, a loft/bonus room & a laundry room. All the bathrooms have quartz countertops and soft close cupboards & drawers. The Basement has a SIDE DOOR, 2 Furnaces, Rough in Plumbing for a bathroom & kitchen, 9 foot ceilings, & ready for you to develop as per your creative ideas. Built by Broadview Homes (Concord II Farmhouse Model) and comes with the full New Home Builder Warranty. Be sure to click on the 3D Icon to do a virtual walk-through and view the floor plans of this gorgeous home!**

Inclusions:
Property Listed By: **N/A**
RE/MAX House of Real Estate

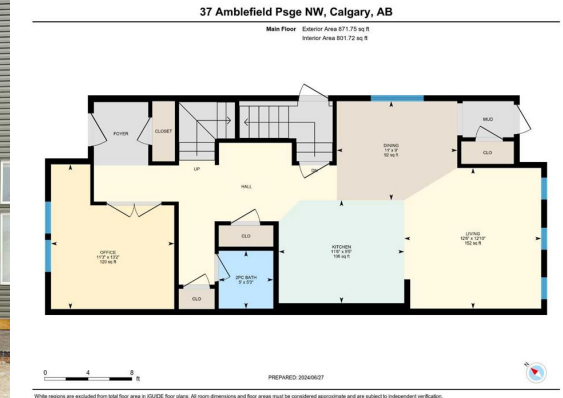
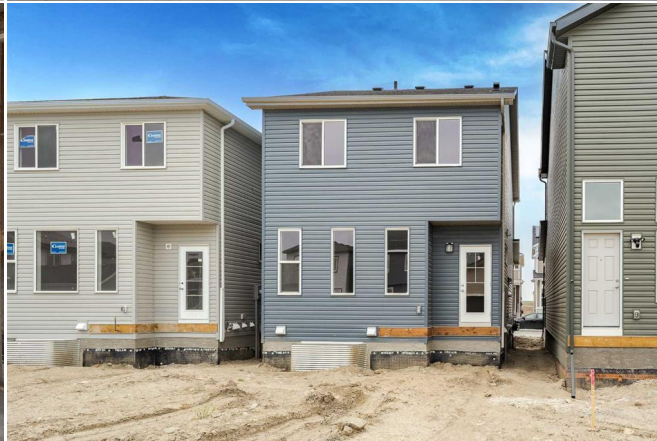
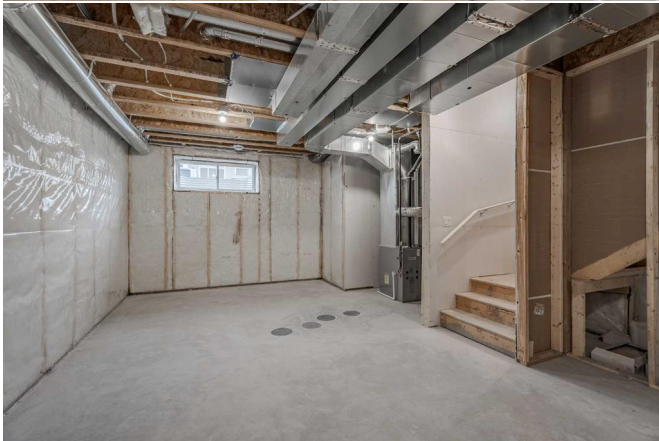
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











37 Ambfield Pgs NW, Calgary, AB

2nd Floor Exterior Area 390.04 sq ft
 Interior Area 625.82 sq ft

