



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**313 AMBLETON Drive, Calgary T3P 2B6**

MLS®#: **A2145547**

Area: **Moraine**

Listing Date: **07/12/24**

List Price: **\$629,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,863 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,450**  
Low Sqft:  
Ttl Sqft: **1,450**

DOM

**66**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
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: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Tankless Water Heater**  
Int Feat: **High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`4" x 13`9"
2pc Bathroom	Main	6`0" x 5`6"
Bedroom - Primary	Upper	13`7" x 11`4"
Bedroom	Upper	9`3" x 9`6"
3pc Ensuite bath	Upper	10`2" x 5`0"
Walk-In Closet	Upper	6`0" x 5`7"

Room	Level	Dimensions
Dining Room	Main	11`9" x 9`10"
Great Room	Main	13`5" x 15`2"
Bedroom	Upper	9`3" x 9`6"
Laundry	Upper	6`0" x 4`0"
4pc Bathroom	Upper	5`0" x 9`0"
Pantry	Main	6`0" x 2`6"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2311428**

Zoning: **R-G**

Remarks

Pub Rmks: **\*\* ALERT - NEW MORTGAGE INFO \*\* This home qualifies for the 30-year amortization for first-time buyers' mortgages \*\* Jayman Financial Brokers now available to sign-up \*\* \*\*SIDE ENTRY\*\*OPEN FLOOR PLAN\*\* Exquisite & beautiful, you will be impressed by Jayman BUILT's POPULAR "BROOKLYN" model currently being built in the up & coming community of Ambleton. A lovely neighborhood with enhanced natural settings and unique spaces welcomes you into over 1400+ sq ft of above-grade living space featuring stunning craftsmanship and thoughtful design. Offering an open floor plan featuring an outstanding design for the most discerning buyer! This highly functional floorplan boasts an elevated and stunning GOURMET kitchen with a beautiful center island with Flush Eating Bar & Sleek stainless-steel appliances, including a French Door refrigerator with icemaker, Electric slide smooth top range and microwave, all flowing nicely into an adjacent spacious dining room. All creatively overlooking your excellent Great Room with a bank of unique windows inviting an abundance of natural daylight in. To complete this level, you have a sizeable pantry and convenient half bath near the rear of the home with a quaintly designated mud room heading out to your backyard, where you will discover enough room to build a double detached garage. Heading up to the upper level, where you will enjoy a centralized full bath, convenient 2nd-floor laundry, and three sizeable bedrooms, with the Primary Suite boasting a spacious walk-in closet and a 3pc en suite with window. The lower level offers a 3 pc rough-in for future development and a 9 ft raised basement ceiling height. It awaits your fantastic design ideas along with a CONVENIENT SIDE ENTRY! - Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High-Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, QUARTZ counter tops in kitchen and bathrooms, rear BBQ gas line, professionally designed Oak & Ore Colour Palette, convenient side entrance, Triple Pane Windows and Smart Home Technology Solutions! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Welcome Home!**

Inclusions: **N/A**  
 Property Listed By: **Jayman Realty Inc.**

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