



THE
A-TEAM

**RE/MAX
FIRST**

306 AMBLETON Drive, Calgary T3S 0K8

MLS®#: **A2176511**

Area: **Moraine**

Listing Date: **11/06/24**

List Price: **\$609,900**

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: **2,694 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,454**
Low Sqft:
Ttl Sqft: **1,454**

DOM

16
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane**
Park Feat: **Alley Access,Gravel Driveway,Parking Pad**

Utilities and Features

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

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

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

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`9" x 12`4"	Dining Room	Main	11`9" x 9`10"
Living Room	Main	13`5" x 15`2"	Bedroom - Primary	Upper	13`7" x 11`4"
Bedroom	Upper	9`3" x 9`6"	Bedroom	Upper	9`3" x 9`6"
Laundry	Upper	3`11" x 6`0"	2pc Bathroom	Main	5`6" x 6`0"
3pc Ensuite bath	Upper	10`2" x 5`0"	4pc Bathroom	Upper	5`0" x 9`0"
Walk-In Closet	Upper	5`5" x 6`0"			

Legal/Tax/Financial

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

Zoning: **R-G**

Remarks

Pub Rmks: **Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "BROOKLYN" model located in the beautiful community of Moraine (Ambleton). A lovely neighborhood with great new amenities on the horizon welcomes you into into 1400+sqft of craftsmanship & design, offering a unique and expanded open floor plan boasting a stunning GOURMET kitchen featuring a beautiful Flush Centre Island, elegant QUARTZ COUNTERS, pantry & Sleek Stainless Steel WHIRLPOOL Appliances adjacent to Dining Area that flows nicely into the spacious Great Room complimented by a gorgeous bank of windows overlooking the front yard. Luxury laminate graces the Main floor, and stunning luxury vinyl tile in all Baths & laundry. The 2nd level boasts 3 bedrooms, convenient laundry & and a primary bedroom offering a PRIVATE ENSUITE with a spacious upgraded stand-alone shower with sliding glass door and walk-in Closet. Completing this wonderful home you also have space at the rear of the home with lane access to build a double detached garage. 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, Triple Pane Windows, and Smart Home Technology Solutions! Additional features of this home include a CONVENIENT SIDE ENTRANCE, a professionally designed Down to Earth Colour Palette, upgraded GAS RANGE in kitchen, rear BBQ gas line and raised 9' basement ceiling height, and 3-piece rough-in plumbing in the basement. A brand new build with all of the difficult decisions decided along with a functional and intelligent floorplan for a large family. Perfect!! ** 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 **Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.**

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