



# 306 Ambleton Drive Calgary Alberta

\$609,900

Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "BROOKLYN" model located in the beautiful community of Morraine (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 \*\* T...

- Kitchen 13.75 Ft x 12.33 Ft
- Dining room 11.75 Ft x 9.83 Ft
- Living room 13.42 Ft x 15.17 Ft
- 2pc Bathroom 5.50 Ft x 6.00 Ft
- Primary Bedroom 13.58 Ft x 11.34 Ft
- Bedroom 9.25 Ft x 9.50 Ft

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- Laundry room 3.92 Ft x 6.00 Ft
- 3pc Bathroom 10.17 Ft x 5.00 Ft
- 4pc Bathroom 5.00 Ft x 9.00 Ft
- Other 5.42 Ft x 6.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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