



## 326 Ambleton Drive Calgary Alberta

\$650,000

3 BEDROOM + 2.5 BATHROOMS + BONUS ROOM | MASTER SUITE WITH ENSUITE | MAIN FLOOR DEN | 1800+ SQ. FT. DEVELOPED ABOVE GROUND | BRAND NEW 2024 BUILT | EXTRA WINDOWS | SEPARATE BASEMENT ENTRANCE | 2 BASEMENT EGRESS WINDOWS | FULL NEW HOME WARRANTY Welcome to the Concord II, a stunning home crafted by Broadview Homes, featuring over 1800 sq. ft. of thoughtfully designed living space. As you step through the front door, you're greeted by an inviting open floor plan that includes a main-floor den. The open-concept kitchen, dining nook, and great room provide the ideal setting for entertaining guests. The kitchen is elegantly finished with stainless steel appliances, granite countertops, and a central island with barstool seating. Upstairs, you'll find three bedrooms, a spacious loft, two full bathrooms, and a convenient laundry room. The primary bedroom offers plenty of space and is complemented by an ensuite bath with a standing shower. The basement is ready for future development, with rough-ins for a secondary suite (pending city/municipality approval and permits), featuring a separate side entrance, 9-foot ceilings, and two egress windows. This home is ideally located near retail shops, schools, daycares, and grocery stores, with easy access to Stoney Trail, making it simple to get around Calgary. Don't miss out—contact your realtor today to schedule a showing of this beautiful, brand-new home! (id:6769)

Primary Bedroom 15.25 Ft x 13.25 Ft  
4pc Bathroom 5.00 Ft x 9.08 Ft  
4pc Bathroom 5.08 Ft x 9.08 Ft  
Bonus Room 8.58 Ft x 12.92 Ft  
Bedroom 12.25 Ft x 9.50 Ft  
Bedroom 12.25 Ft x 9.33 Ft  
Laundry room 6.25 Ft x 5.83 Ft

Foyer 7.92 Ft x 9.25 Ft  
Office 11.50 Ft x 13.42 Ft  
2pc Bathroom 5.08 Ft x 5.33 Ft  
Kitchen 11.83 Ft x 12.67 Ft  
Living room 12.33 Ft x 12.92 Ft  
Dining room 11.17 Ft x 6.92 Ft

Listing Presented By:



Originally Listed by:  
PREP Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca