



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 EGRESSWINDOWS | 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 thefront door, you're greeted by an inviting open floor plan that includes a main-floorden. The open-concept kitchen, dining nook, and great room provide the idealsetting for entertaining guests. The kitchen is elegantly finished with stainless steelappliances, granite countertops, and a central island with barstool seating.Upstairs, you'll find three bedrooms, a spacious loft, two full bathrooms, and aconvenient laundry room. The primary bedroom offers plenty of space and iscomplemented by an ensuite bath with a standing shower.The basement is ready for future development, with rough-ins for a secondarysuite (pending city/municipality approval and permits), featuring a separate sideentrance, 9-foot ceilings, and two egress windows.This home is ideally located near retail shops, schools, daycares, and grocerystores, 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
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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:



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PREP Realty



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