



## 97 Ambleton Boulevard Calgary Alberta

\$599,800

Discover functional design and comfort in the Newport 4 in Ambleton, built by Broadview Homes and located across from green space. This 1,336 sqft home offers 3 bedrooms and 2.5 bathrooms, ideal for first-time buyers, young families, or those looking to downsize. The open-concept main floor includes a bright living area, dining space, and a modern kitchen with ample cabinetry and counter space. Upstairs features three bedrooms, including a primary bedroom with private ensuite and walk-in closet, plus a second full bath and convenient upper floor laundry. The basement includes plumbing rough-ins, offering potential future development options. Built with quality craftsmanship, this home provides excellent value in the growing community of Ambleton. Immediate possession available. Photos are representative. (id:6769)

Other 11.00 Ft x 9.67 Ft

Great room 11.00 Ft x 16.17 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 11.33 Ft x 12.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 7.83 Ft x 11.83 Ft

Bedroom 8.83 Ft x 10.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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