



# 313 Ambleton Drive Calgary Alberta

\$669,900

**\*\*SIDE ENTRY\*\*OPEN FLOOR PLAN\*\*** Exquisite & beautiful, you will be impressed by Jayman BUILT's POPULAR "BROOKLYN" model currently being built in the up & coming community of Ambleton. A lovely neighborhood with enhanced natural settings and unique spaces welcomes you into over 1400+ sq ft of above-grade living space featuring stunning craftsmanship and thoughtful design. Offering an open floor plan featuring an outstanding design for the most discerning buyer! This highly functional floorplan boasts an elevated and stunning GOURMET kitchen with a beautiful center island with Flush Eating Bar & Sleek stainless-steel appliances, including a French Door refrigerator with icemaker, Electric slide smooth top range and microwave, all flowing nicely into an adjacent spacious dining room. All creatively overlooking your excellent Great Room with a bank of unique windows inviting an abundance of natural daylight in. To complete this level, you have a sizeable pantry and convenient half bath near the rear of the home with a quaintly designated mud room heading out to your backyard, where you will discover enough room to build a double detached garage. Heading up to the upper level, where you will enjoy a centralized full bath, convenient 2nd-floor laundry, and three sizeable bedrooms, with the Primary Suite boasting a spacious walk-in closet and a 3pc en suite with window. The lower level offers a 3 pc rough-in for future development and a 9 ft raised basement ceiling height. It awaits your fantastic design ideas along with a CONVENIENT SIDE ENTRY! - 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 & ...

Kitchen 12.33 Ft x 13.75 Ft  
 Dining room 11.75 Ft x 9.83 Ft  
 2pc Bathroom 6.00 Ft x 5.50 Ft  
 Great room 13.42 Ft x 15.17 Ft  
 Pantry 6.00 Ft x 2.50 Ft  
 Primary Bedroom 13.58 Ft x 11.33 Ft

Bedroom 9.25 Ft x 9.50 Ft  
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 Laundry room 6.00 Ft x 4.00 Ft  
 3pc Bathroom 10.17 Ft x 5.00 Ft  
 4pc Bathroom 5.00 Ft x 9.00 Ft  
 Other 6.00 Ft x 5.58 Ft

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

Listing Presented By:



Originally Listed by:  
Jayman Realty Inc.

<http://www.jayman.com/why-buy-a-jayman/realty>

### RE/MAX Realty Professionals

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