

\$689,900 - 37 Amblefield Passage Nw, Calgary

MLS® #A2145389

\$689,900

3 Bedroom, 3.00 Bathroom, 1,768 sqft
Residential on 0.06 Acres

Ambleton, Calgary, Alberta

BRAND NEW HOME offered at an incredible price! Bright, cozy, open concept plan with neutral colors through-out. On the main floor, you'll find the beautifully upgraded kitchen with lots of cabinets (all drawers & cupboards are soft close), a large center island, quartz countertops, stainless steel appliances including a gas stove and water & ice fridge. This floor also includes the living room, dining room, 2 piece guest bathroom, 9 foot knockdown ceilings, and a large office/den with double French doors. Upstairs you'll find the lovely master bedroom that comes with a 4 piece ensuite bathroom & a large separate walk-in closet. This floor also has 2 more good sized bedrooms, a full bathroom, a loft/bonus room & a laundry room. All the bathrooms have quartz countertops and soft close cupboards & drawers. The Basement has a SIDE DOOR, 2 Furnaces, Rough in Plumbing for a bathroom & kitchen, 9 foot ceilings, & has the potential to be Suited or finished as per your preference. Built by Broadview Homes (Concord II Farmhouse Model) and comes with the full New Home Builder Warranty. Be sure to click on the 3D Icon to do a virtual walk-through and view the floor plans of this gorgeous home!

Built in 2024

Essential Information

MLS® #

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Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,768
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	37 Amblefield Passage Nw
Community	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2C2

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Off Street, On Street

Interior

Interior Features	French Door, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Paved, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Days on Market	5
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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