\$659,900 - 329 Ambleton Drive Nw, Calgary

MLS® #A2202661

\$659,900

4 Bedroom, 3.00 Bathroom, 1,791 sqft Residential on 0.11 Acres

Ambleton, Calgary, Alberta

BRAND NEW HOME ALERT

Washer/Dryer/\$3,500 gift voucher towards blinds through Wendi Interiors! Great news for eligible First-Time Home Buyers â€" NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTOR®. *BRAND NEW HOME ON DESIRABLE CORNER LOT*SIDE **ENTRY*10 SOLAR PANELS*MAIN FLOOR** BEDROOM* Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's highly sought after "AVID 20" home located in the up & coming community of Moraine (Ambleton). A lovely neighborhood with great new amenities on the horizon welcomes you into over 1700+sqft of above grade living space featuring stunning craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful extended island with flush eating bar & sleek stainless steel Whirlpool appliances including a French door refrigerator with ice maker and internal water, upgraded GAS - slide in range with air fry, Panasonic built-in microwave and a Broan Power Pack built-in cabinet hood fan. Stunning elegant QUARTZ counter tops, soft close slab cabinets and sil granite undermount sink compliment the space. Enjoy the generous dining area that overlooks the spacious Great Room with the







beautiful Farmhouse exterior elevation out front along with a FOURTH BEDROOM and FULL BATH located on the main level for additional family members or visiting quests that prefer no stairs. The 10x10 deck includes a BBQ gas line ready for your Summer grilling. You will discover the 2nd level boasts 3 sizeable bedrooms with the Primary Bedroom including a gorgeous 4 pc private en suite and generous walk-in closet along with 2nd floor laundry for ease of convenience. In addition, enjoy a nicely centralized Bonus Room that separates the two additional bedrooms and the Primary Bedroom for additional privacy. Raised 9 ft basement ceiling height and 3 pc rough in for future bath development and space for you to build double detached garage at your leisure. Not to mention your Jayman home offers Smart Home Technology Solutions, Core Performance with TEN SOLAR PANELS, BuiltGreen Canada Standard, with an EnerGuide Rating, UV-C Ultraviolet Light Air Purification System, High Efficiency Furnace with Merv 13 Filters & HRV Unit, Navien-Brand tankless hot water heater and triple pane windows. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime.

Built in 2024

Essential Information

MLS® #	A2202661
Price	\$659,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage 1,791 Acres 0.11 Year Built 2024

Type Residential

Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 329 Ambleton Drive Nw

Subdivision Ambleton
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2B6

Amenities

Amenities None Parking Spaces 2

Parking Alley Access, Parking Pad, Gravel Driveway

Interior

Interior Features Breakfast Bar, High Ceilings, Low Flow Plumbing Fixtures, No Animal

Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Vinyl Windows,

Walk-In Closet(s)

Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator,

Tankless Water Heater, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features None

Lot Description Back Lane

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 14th, 2025

Days on Market 234
Zoning R-G

HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.