

# \$756,900 - 16 Amblefield View Nw, Calgary

MLS® #A2140146

**\$756,900**

3 Bedroom, 3.00 Bathroom, 1,733 sqft  
Residential on 0.06 Acres

Ambleton, Calgary, Alberta

OPEN HOUSE ALERT - SATURDAY &  
SUNDAY 12:00PM - 5:00PM - FREE COFFEE

\* NET ZERO HOME \* QUANTUM  
PERFORMANCE ULTRA E-HOME \*

VERIFIED Jayman BUILT Show Home! \*\*

Great & rare real estate investment opportunity

\*\* Start earning money right away \*\* Jayman

BUILT will pay you \$ per month to use this

home as their full-time show home \*\*

PROFESSIONALLY DECORATED with all of

the bells and whistles.\*\*BEAUTIFUL SHOW

HOME\*\*Exquisite & beautiful, you will

immediately be impressed by Jayman BUILT's

"AVID 20" SHOW HOME located in the up and

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 centre island with flush eating

bar & sleek stainless steel Whirlpool

appliances including a French door refrigerator

with ice maker, electric convection smooth top

range and microwave hoodfan. Stunning

elegant Polaire QUARTZ counter tops,

spacious walk-in pantry, soft close slab

cabinets and stainless steel undermount sink

compliment the space. Enjoy the generous

dining area that overlooks the spacious Great

Room with the stunning Farmhouse elevation

out front along with an additional FLEX

SPACE located at the front of the home -



Could be a fourth bedroom or a bright office/den and FULL BATH located on the main level for additional family members or visiting guests that prefer no stairs. You will discover the 2nd level boasts 3 sizeable bedrooms with the Primary Bedroom including a gorgeous 3 pc private en suite with an upgraded walk-in shower 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 Suite for additional privacy. The lower level has 3 pc rough in for future bath development and the back yard has space for you to a build double detached garage at your leisure. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime! Jayman's Quantum performance Inclusions: 32 Solar Panels achieving Net Zero Certification, a Proprietary Wall System, Triple Pane R-8 Windows with Argon Fill, Smart Home Technology Solutions, Daikin FIT Electric Air Source Heat Pump, and an Ultraviolet Air Purification System with Merv 15 Filter. PRODUCE AS MUCH ENERGY AS YOU CONSUME WITH THE QUANTUM PERFORMACE ULTRA E-HOME! Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.

Built in 2023

### **Essential Information**

MLS® #	A2140146
Price	\$756,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,733
Acres	0.06

Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	16 Amblefield View Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2B9

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Alley Access, Gravel Driveway, Off Street

### **Interior**

Interior Features	High Ceilings, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Range Hood
Heating	Electric, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 18th, 2024
Days on Market	289

Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office          Jayman Realty Inc.

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