

\$756,900 - 16 Amblesfield View Nw, Calgary

MLS® #A2236033

\$756,900

3 Bedroom, 3.00 Bathroom, 1,733 sqft

Residential on 0.06 Acres

Ambleston, Calgary, Alberta

****BRAND NEW HOME ALERT**** Great news for eligible First-Time Home Buyers – 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®. * 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 build a 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 PERFORMANCE 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® # | A2236033 |
| 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, Off Street, Gravel Driveway |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator |
| 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 July 1st, 2025
Days on Market 10
Zoning R-G
HOA Fees 250
HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

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