



GRASSROOTS
REALTY GROUP

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**25 Amblesfield Heights NW
Calgary, Alberta**

MLS # A2229851



\$663,800

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,780 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, High Ceilings, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Move-In Ready Concord 2 by Broadview Homes in Ambleton! This stunning 4 bed, 3.5 bath home offers thoughtful design and modern finishes. Enjoy a main floor bedroom with full bath, perfect for guests . The open-concept layout features a spacious kitchen, dining, and great room. Upstairs you'll find upper floor laundry, a generous bonus room, and a large primary retreat with a luxurious ensuite. The basement includes plumbing rough-ins, ready for your potential future development. Located in the vibrant NW community of Ambleton, close to parks, pathways, and upcoming amenities. Available for immediate possession! Photos are representative.