313 Ambleton Drive NW
Calgary, Alberta

MLS # A2282808

$594,998

Division:	Moraine
Type:	Residential/House
Style:	2 Storey

Size:	1,445 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	3	**Baths:**	2 full / 1 half

Garage:	Double Garage Detached
Lot Size:	0.07 Acre
Lot Feat:	Back Lane, Rectangular Lot

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows

Inclusions: 10 SOLAR PANELS

*** Home Sweet Home*** Welcome to this move-in ready 2024 Jayman BUILT House in the vibrant community of Ambleton NW. Offering 1444 sq. ft. of thoughtfully designed living space, this detached home features 3 bedrooms and 2.5 bathrooms with an open-concept layout ideal for modern living. The main floor highlights a gourmet kitchen with quartz countertops, central island with flush eating bar, stainless steel appliances including French door fridge with ice maker, designer hood fan, and microwave. The bright dining area and spacious Great Room are complemented by large windows for abundant natural light. A 2-piece bath and rear mudroom complete the level. Upstairs offers three generous bedrooms, full main bath, convenient upper laundry, and a primary suite with walk-in closet and 3-piece ensuite. The basement includes 9’ ceilings, separate side entrance, and 3-piece rough-in for future development (subject to city approval). Built with Jayman’s Core Performance features including 10 solar panels, Built Green Canada certification with EnerGuide rating, triple-pane windows, UV-C air purification system, high-efficiency furnace with HRV, Navien tankless hot water heater, quartz throughout, 12 x 10 composite deck, smart home package, rear BBQ gas line, and completed front landscaping. Ideally located near parks, future schools, shopping, and quick access to Stoney Trail.