



**GRASSROOTS**  
REALTY GROUP

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**101 Ambleton Boulevard NW**  
**Calgary, Alberta**

**MLS # A2284870**



**\$541,800**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, On Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Metal Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	Builder's Standard Appliance Package		

Welcome to the Newport built by Broadview Homes; this stunning floor plan boasts 1,336 SqFt. The front door opens to a beautiful open floor plan with high ceilings and large windows. The open concept kitchen, dining nook and great room make this the perfect home to entertain company. The kitchen is outfitted with 42" upper cabinets, gas range, hood fan, stainless steel appliances, granite countertops and a centre island with space for barstool seating. Upstairs holds 3 bedrooms, 2 full bathrooms and a laundry room. The spacious primary bedroom is paired with a 4pc ensuite bath with a deep tub/shower combo. Designed with future potential in mind, this home is also ready for a legal basement suite (subject to city approval). It features a separate side entrance, 9' basement ceilings, kitchen sink and laundry rough-ins, and a second furnace with HRV system—making it ideal for a mortgage helper or multigenerational living. Located in a desirable new community, this move-in ready home offers an exceptional opportunity to enjoy the quality, style, and peace of mind that comes with owning a brand new Broadview Home. Schedule your private showing today and experience the best of modern living!