



**GRASSROOTS**  
REALTY GROUP

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**88 Amblesfield View NW**  
**Calgary, Alberta**

**MLS # A2285098**



**\$576,800**

|                  |                                                                      |               |                  |
|------------------|----------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Moraine                                                              |               |                  |
| <b>Type:</b>     | Residential/House                                                    |               |                  |
| <b>Style:</b>    | 2 Storey                                                             |               |                  |
| <b>Size:</b>     | 1,491 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> | 0.06 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>   | Composite Siding, Wood Frame                                                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |     |

**Inclusions:** Builder's Standard Appliance Package

Welcome to the Newport 2 Prairie Style built by Broadview Homes; a fresh new floor plan offering 1491 Sq. Ft. The front door opens to a beautiful open concept great room, dining nook and kitchen with a seamless flow, this home has an expansive and comfortable living space! The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, granite countertops and a centre island. Facing West, this home is full of natural light beaming through the large East/West windows. Upstairs holds 3 bedrooms, 2 full bathrooms, and a hall laundry to not take away from any of your living space. The primary bedroom is paired with a 4pc ensuite bathroom and a walk-in closet. The basement of this home includes rough-ins ready for a secondary suite subject to approval and permitting by the city/municipality with a separate side entrance, 9' ceilings, second furnace & HRV, kitchen rough-in & laundry room rough-in. Everything you could need is close by, with ample retail, schools, daycares, and grocery as well. With a short drive to Stony Trail, its never been easier to access all of Calgary from your front door. Hurry and book a showing at your brand new Broadview home today!