



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**41 Ambleton Boulevard NW
Calgary, Alberta**

MLS # A2292737



\$689,800

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,776 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Interior Lot, Rectangular Lot, Street Lightin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Builders Standard Appliance Package

**** Brand New Move-In Ready Home by Broadview Homes | Concord II | 1,717 SqFt | Corner Lot | Main Level Bedroom & 3pc Bath | Thoughtful Design & Modern Finishes Throughout **** Welcome to this beautifully crafted Concord II model, offering 1,717 SqFt of stylish, functional living space designed for today's lifestyle. This brand new, move-in ready home showcases quality craftsmanship, contemporary finishes, and a layout that blends comfort with versatility. Step inside to a bright and inviting open floor plan featuring a sparkling kitchen complete with a central island with barstool seating, ample cabinetry, and a walk-in pantry—perfect for everyday living and effortless entertaining. The main level also features a rare and highly desirable bedroom alongside a full 3pc bath, ideal for guests, multigenerational living, or a private home office. Upstairs, you'll find 3 generously sized bedrooms, including a spacious primary retreat, along with 2 full bathrooms and a central family room/loft—perfect as a cozy lounge, media space, or kids' play area. The convenience of upper level laundry makes daily routines seamless and efficient. The unfinished basement offers incredible future potential with a separate side entry and is legal suite-ready (subject to city approval), providing an excellent opportunity for added living space or rental income. With its modern layout, flexible living spaces, and exceptional value, this home is perfect for families, investors, or anyone looking for a turnkey property with future upside. Don't miss your chance to own this stunning new build by Broadview Homes, book your showing today! *Photos are representative, colors/finishes may differ.