



**64 Amblefield View NW  
Calgary, Alberta**

**MLS # A2296696**



**\$624,800**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,737 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<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, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	Builders Standard Appliance Package		

Move-in Ready | Built by Broadview Homes | Annex Model | 1,737 SqFt | Top of the Line Finishes | Main Level Bedroom & 3pc Bath | Spacious Open Floor Plan | High Ceilings | Ample Natural Light | Large Windows | West Facing Frontage | Recessed Lighting | Sparkling Kitchen | Quartz Countertops | Full Height Upper Level Cabinets | Stainless Steel Appliances | Centre Island | Rear Mud Room | 3 Upper Level Bedrooms | Family Room | Upper Level Laundry | LVP, Plush Carpet & Tile Flooring | Separate Entry to Basement | Legal Suite Ready(Subject to City Approval) | Great Sized Backyard | Rear Parking Pad | Rear Lane. Welcome home to this stunning brand new home built by Broadview Homes. Outfitted with 4 bedrooms, 3 bathrooms and great living space; tis brand new, move-in ready home showcases quality craftsmanship, contemporary finishes, and a layout that blends comfort with versatility. The front door opens to a foyer with closet storage. At the front of the main level is a main level bedroom great for a large family, multi-generational living or a guest bedroom. The open floor plan kitchen, dining and living rooms are welcoming and make this the premier home to entertain! The seamless flow encourages a family rich lifestyle. The kitchen is finished with sparkling quartz countertops, full height cabinets, stainless steel appliances(builders appliance package), great storage and a centre island with barstool seating. Across from the island is a french door pantry for dry goods storage. The kitchen at the rear of the home overlooks the East facing backyard! The rear mud room has closet storage and a door that leads to the backyard and rear parking. The main level is complete with a 3pc bath with a walk-in shower. Upstairs is finished with plush carpet floors in the 3 bedrooms and family room. The primary bedroom is paired with a walk-in closet and

private 4pc ensuite with dual vanities and a walk-in shower. The family room in the centre of the upper level separates the primary bedroom from the additional bedrooms providing more privacy. The 4pc bathroom has a tub/shower combo and single vanity with storage below. The upper level laundry room is every home owner's dream as its located near the bedrooms! 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. Outside, the backyard is a great space to enjoy in the summer months plus has a rear parking pad ready for you to build a garage when you see fit! 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!