

**92 Amblesfield View NW**  
**Calgary, Alberta**

**MLS # A2285106**



# \$632,800

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,775 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, Corner Lot, Interior Lot, Rectangular Lot, Street Light		

<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>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Smart Home, Walk-In Closet(s)		
<b>Inclusions:</b>	Builder's Standard Appliance Package		

**\*\* Brand New Home Built by Broadview Homes, ready for April 2026 \*\*** Broadview Homes Presents the Concord II | 1,775 SqFt | Incredible Finishes Throughout | Quartz Countertops | Stainless Steel Builder's Appliance Package | Full Height Upper Cabinets | Pantry | Kitchen Island with Barstool Seating | Pantry | Open Floor Plan | Recessed Lighting | 3 Upper Level Bedrooms | Upper Laundry | Separate Side Entry to Basement | Unfinished Basement | Rear Parking | Alley Access | West Facing Home | Incredible Location. Welcome home to your beautiful brand new home built by Broadview Homes. The Concord II boasts 1,775 SqFt throughout the main and upper levels with an additional 816 SqFt in the unfinished basement as a blank canvas. This home has high ceilings, wide plank vinyl, plush carpet & tile flooring, recessed lighting, large windows and more! Step inside the foyer to a space with closet storage for easy organization. The front flex room is a great space for day seating or a home office for a hybrid work style. The open floor plan kitchen, dining and great rooms are inviting making this the premier home to entertain friends and family! The kitchen is outfitted with full height cabinetry, stainless steel builder's appliance package, quartz countertops and a pantry. The kitchen island is a real treat as it has barstool seating. The dining nook across from the island is the perfect spot for a small table for intimate family meals. The great room at the rear of the home is a great flex space for more seating or a formal dining room. The main level is complete with a central 2pc bath and a rear mud room that leads to your back deck and yard. Upstairs holds 3 bedrooms, 2 bathrooms and laundry. The primary bedroom has a deep walk-in closet and private 3pc ensuite bath with a walk-in shower. Bedrooms 2 & 3 are both a great size and share the upper 4pc bath

with a tub/shower combo. The laundry located upstairs is a treat as its near all the bedrooms! Downstairs, the basement with a separate side entrance is ready for you to craft a space specific to you. With exceptional craftsmanship and thoughtful design, The Concord offers a truly elevated living experience &mdash; combining modern luxury with everyday practicality. Book your showing today! Directions: