\$584,900 - 27 Amblefield Avenue Nw, Calgary

MLS® #A2221794

\$584,900

3 Bedroom, 3.00 Bathroom, 1,378 sqft Residential on 0.06 Acres

Ambleton, Calgary, Alberta

Stunning Brand-New Home in the Vibrant Community of Ambleton. Welcome to this beautifully crafted, never-lived-in home nestled in the sought-after new NW community of Ambleton. Designed to impress, this modern residence offers a seamless blend of style, comfort, and functionality. Step inside to luxurious vinyl plank flooring that flows effortlessly from the front entryway into the spacious, open-concept living areaâ€"perfect for both everyday living and entertaining. The chef-inspired kitchen boasts elegant quartz countertops, sleek stainless steel appliances, a gas stove, two-tone cabinetry, and ample counter space to bring your culinary visions to life. A generous dining area and bright living room provide the ideal setting to relax or host guests. Upstairs, you'll find a spacious primary bedroom retreat, complete with a walk-in closet featuring a large window and a 4-piece ensuite bathroom. Two additional well-sized bedrooms, another 4-piece main bathroom, and a conveniently located laundry room round out the upper level. The unfinished basement offers exciting potential for future development, whether you envision additional living space, a home gym, rec room, or a future suite (subject to city approval and permitting). Outside, the backyard includes an unpaved parking pad. This home is located just steps from a neighborhood playground, and minutes from top amenities including Carrington and Creekside Shopping Centers, Walmart, Costco, T&T Supermarket, and







more. Enjoy quick access to Stoney Trail and Deerfoot Trail, making commuting a breeze. Don't miss the opportunity to own this exceptional home in a thriving new community. Schedule your showing today!

Built in 2024

Essential Information

MLS® # A2221794 Price \$584,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,378
Acres 0.06
Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 27 Amblefield Avenue Nw

Subdivision Ambleton
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2C1

Amenities

Amenities Other Parking Spaces 2

Parking Parking Pad

Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters,

Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Back Lane, Back Yard, Front Yard Lot Description

Roof Asphalt Shingle

Vinyl Siding, Wood Frame Construction

Foundation **Poured Concrete**

Additional Information

Date Listed May 15th, 2025

Days on Market 85 Zoning R-G

HOA Fees

250

HOA Fees Freq. **ANN**

Listing Details

Listing Office PREP Realty

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