# \$840,000 - 34 Amblefield Heights Nw, Calgary

MLS® #A2262597

## \$840,000

3 Bedroom, 3.00 Bathroom, 1,892 sqft Residential on 0.08 Acres

Ambleridge, Calgary, Alberta

Welcome to 34 Amblefield Heights NW, a stunning 1,891 sq. Ft. single detached home in the vibrant community of Ambleton. This is a newly built house property, has never been occupied and offers modern style, thoughtful design, and an unbeatable location beside a park and basketball court perfect for families and outdoor living.

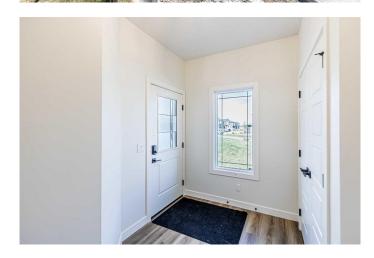
The main floor features a bright open concept layout with a spacious living room including an electric fireplace, ideal for relaxing or entertaining. The modern upgraded kitchen includes stainless steel appliances, a large island, quartz counter tops, and plenty of cabinets, while a patio door off the dinning room leads to your private balcony great for BBQs and summer evenings. A main floor office/den provides a quiet space for work or study, and a front double attached garage offers convenience and storage.

Upstairs, you'II find a large loft/bonus room, three generous bedrooms, and laundry. The primary suite boasts a walk-in closet and a walk-in shower. Both secondary bedrooms also feature walk-in closets, providing ample space for the whole family.

The walk-out basement offers incredible potential whether you envision a recreation area, home gym, or future suite development (subject to approvals). Framing and insulation done for the basement walls (see picture).







Enjoy direct access to your backyard, with open green space and the park just steps away.

This home combines function, comfort, and modern finishes in a quiet, family-friendly setting â€" all just minutes from shopping, schools, and major routes. 5 mind drive to FreshCo Evanston, Walmart Supercentre Sage Hill Gate.

#### Built in 2025

#### **Essential Information**

MLS® # A2262597 Price \$840,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,892 Acres 0.08 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 34 Amblefield Heights Nw

Subdivision Ambleridge

City Calgary
County Calgary
Province Alberta
Postal Code T3P2K1

#### **Amenities**

Amenities Park
Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features High Ceilings

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

Washer/Dryer Stacked

Heating Central
Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Exterior Entry, Unfinished, Walk-Out

#### **Exterior**

Exterior Features Balcony

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Vinyl Siding, Asphalt, Shingle Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 7th, 2025

Days on Market 25
Zoning R-G
HOA Fees 250

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Insta Realty

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