

# \$584,900 - 27 Amblesfield Avenue Nw, Calgary

MLS® #A2221794

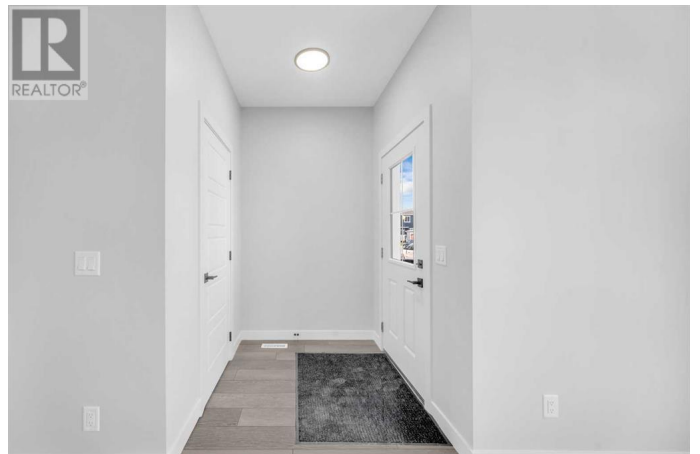
**\$584,900**

3 Bedroom, 3.00 Bathroom, 1,378 sqft

Single Family on 0.06 Acres

Moraine, 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 area—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. Donâ€™t miss the opportunity to own this exceptional home in a thriving new community. Schedule your showing today! (id:6289)

Built in 2024

Essential Information

Listing #	A2221794
Price	\$584,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,378
Acres	0.06
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	27 Amblefield Avenue Nw
Subdivision	Moraine
City	Calgary
Province	Alberta
Postal Code	T3P2C1

Amenities

Amenities	Playground, Other
Features	Other, Back lane, PVC window
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

## **Listing Details**

Listing Office      PREP Realty



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