

## 38 Amblefield Common NW Calgary, Alberta

**MLS # A2268849**



# \$714,900

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Ambleridge             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,062 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.07 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | None  |                   |     |

Discover 38 Amblefield Common NW — a stunning modern home that perfectly blends functionality, comfort, and style in one of Calgary’s most desirable new communities. Step inside to find an open and inviting layout designed for today’s lifestyle. The main floor features a versatile flex room, ideal for a home office, playroom, or study. The chef-inspired kitchen boasts quartz countertops, full-height cabinetry, and a walk-in pantry, offering abundant storage and workspace. Gather in the great room, where an elegant electric fireplace creates a warm focal point for relaxing evenings. The home’s knock-down ceiling texture adds a sophisticated touch throughout. Upstairs, a central bonus room provides a perfect family retreat, while the convenient full laundry room simplifies daily routines. The luxurious 5-piece owner’s ensuite includes dual sinks, a soaker tub, and a walk-in shower, complemented by a spacious walk-in closet. Two additional bedrooms complete this floor close enough to the Primary bedroom but ample space in between for privacy. One of the two bedrooms has a walk-in closet with a closet organizer. Both rooms share a 4 piece bathroom across the hallway. The sunshine basement with 9’ foundation offers endless potential—bright, open, and ready for your personal touch. With separate side entrance and basement rough-ins. Located in the growing community of Amblefield, this home is close to future schools, parks, shopping, and major roadways, providing both convenience and long-term value. Whether you’re a growing family or savvy investor, 38 Amblefield Common NW delivers the space, quality, and flexibility to fit your lifestyle. Don’t miss the opportunity to make this beautifully designed home your own - Visit the showhome today!