

**9 Amblefield View NW**  
**Calgary, Alberta**

**MLS # A2299694**



**\$974,200**

<b>Division:</b>	Ambleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,327 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Welcome to our stunning Ambleton show home, thoughtfully designed with elevated finishes and a fully legal basement suite offering excellent room to grow! Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features + moving concierge services. Experience the benefits of living in a former show home, complete with premium upgrades, professional design touches, and a fully developed legal 1-bedroom basement suite—perfect for additional living space. The executive kitchen showcases a waterfall island, upgraded quartz throughout (including backsplash), black fixtures, pendant lighting, and a separate spice kitchen. The main floor features a bedroom and full bath, an eye-catching fireplace with wall detail, and a functional mudroom with built-in locker system. Upstairs offers 3 bedrooms, a vaulted bonus room, and an open-to-below great room, along with a luxurious primary bedroom boasting a tray ceiling, feature wall, and ensuite with tiled shower and bench. Additional highlights include paint grade iron spindle railing, upper laundry with quartz counter, finished basement stairs, air conditioning, a vinyl rear deck with BBQ gas line, exterior trim lighting, landscaping, and irrigation rough-in. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen

hub.