

34 Amblefield Common NW
Calgary, Alberta

MLS # A2317251



\$899,091

Division:	Ambleridge		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,802 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: N/A

Welcome to 34 Amblefield Common NW built by Sterling Homes Calgary, featuring tall open-to-below ceilings and a third storey. Stunning 2025 home loaded with upscale features! Enjoy an executive kitchen with built-in stainless steel appliances, gas cooktop, chimney hood fan, walk-through pantry with MDF shelving, and coffee bar. The main floor offers a flex room with French doors, mudroom bench with coat rack, open-to-below design, electric fireplace with maple ledge, and maple railing with iron spindles. Upstairs features a luxurious 5-piece ensuite with freestanding tub, tiled shower, bench, niche, glass shelves, and barn door. Third-floor loft includes a bedroom, full bath, and balcony. Added highlights include side entrance, 9' basement with rough-ins, rear deck with BBQ gas rough-in, added windows, black hardware, and washer/dryer included. 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. Photos are a representative.