# \$639,900 - 65 Amblefield Heights Nw, Calgary

MLS® #A2217676

# \$639,900

3 Bedroom, 3.00 Bathroom, 1,775 sqft Residential on 0.06 Acres

Ambleton, Calgary, Alberta

Located within the popular new NW community of Ambleton, this fabulous Brand New Home is sure to impress. 9 Foot Ceilings and Luxurious Vinyl Plank Flooring sprawls through the Front Entrance into the Open Concept Kitchen, Dining and Living Room as well as the east facing flex room on the Main Floor. QUARTZ countertops, Stainless Steel Appliances, GAS STOVE, FULL CEILING HEIGHT Cabinetry with Crown Molding and a glass door Pantry Closet complete the modern Kitchen. A Spacious Dining Room and Living Room are great for Relaxing or Entertaining in. The upstairs features a center Bonus Room that Separates the Kids Rooms from the Parents' Master Bedroom. Plush Carpets cushion your Toes and Feet on the Upper Floor and Oversized Windows allow Sunshine to Beam into every room. There is a shared 4 Piece Bathroom and a large laundry room on this level as well. The Master/Primary Bedroom is Gigantic and can accommodate a King Size Bed with Night Tables and a Dresser or Two. There is also a walk-in Closet with a large window and a 4 Piece Ensuite Bathroom that completes this suite. Heading downstairs to the undeveloped basement, the Separate Entrance, 9 foot Ceilings, second Furnace, second Washer & Dryer Rough-ins, Bathroom Rough-Ins, Kitchen Rough-ins are conveniently placed for a future two bedroom basement development. The backyard comes with a double car parking pad, which can accommodate a future double detached







garage. This west backyard amazing home is also conveniently located cross a playground, minutes away from the schools, public transit and amenities, including Carrington Shopping Center, Creekside Shopping Center, Walmart, Beacon Hill Costco, and T&T Asian Supermarket. It also has quick access to the Stoney Trail Highway and the Deerfoot Highway. Whether you want to Live Up and Rent Down, lease out the entire house, or live with multiple generations, this is the perfect home for you. Don't miss out on this gorgeous home! Book your showings today!

#### Built in 2025

#### **Essential Information**

MLS® # A2217676 Price \$639,900

Bedrooms 3
Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,775 Acres 0.06 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 65 Amblefield Heights Nw

Subdivision Ambleton
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2K1

## **Amenities**

Amenities None

Parking Spaces 2

Parking Parking Pad

# Interior

Interior Features No Animal Home, No Smoking Home, High Ceilings, Open Floorplan,

Separate Entrance

Appliances Dishwasher, Refrigerator, Gas Range, Microwave, Range Hood

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Exterior Entry, Unfinished

#### **Exterior**

Exterior Features Playground, Private Entrance

Lot Description Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot, Zero Lot

Line

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Siding

Foundation Poured Concrete

#### Additional Information

Date Listed May 5th, 2025

Days on Market 180
Zoning R-G
HOA Fees 250
HOA Fees Freq. ANN

### **Listing Details**

Listing Office MaxWell Capital Realty

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