

\$714,900 - 38 Ambleridge Common Nw, Calgary

MLS® #A2268849

\$714,900

3 Bedroom, 3.00 Bathroom, 2,062 sqft

Residential on 0.07 Acres

Ambleridge, Calgary, Alberta

Discover 38 Ambleridge Common NW â€” a stunning modern home that perfectly blends functionality, comfort, and style in one of Calgaryâ€™s most desirable new communities.

Step inside to find an open and inviting layout designed for todayâ€™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 homeâ€™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 ownerâ€™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 9â€™ foundation offers endless potentialâ€”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!

Built in 2025

Essential Information

MLS® #	A2268849
Price	\$714,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,062
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	38 Amblefield Common Nw
Subdivision	Ambleridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2L7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Zoning	R-G

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.