



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

34 Amblesfield Heights NW Calgary, Alberta

MLS # A2262597



\$840,000

Division:	Ambleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,892 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Asphalt, Shingle Siding, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked

Welcome to 34 Amblesfield Heights NW, a stunning 1,891 sq. Ft. single detached home in the vibrant community of Ambleton. This is a newly built house property, has never been occupied and offers modern style, thoughtful design, and an unbeatable location beside a park and basketball court perfect for families and outdoor living. The main floor features a bright open concept layout with a spacious living room including an electric fireplace, ideal for relaxing or entertaining. The modern upgraded kitchen includes stainless steel appliances, a large island, quartz counter tops, and plenty of cabinets, while a patio door off the dinning room leads to your private balcony great for BBQs and summer evenings. A main floor office/den provides a quiet space for work or study, and a front double attached garage offers convenience and storage. Upstairs, you'll find a large loft/bonus room, three generous bedrooms, and laundry. The primary suite boasts a walk-in closet and a walk-in shower. Both secondary bedrooms also feature walk-in closets, providing ample space for the whole family. The walk-out basement offers incredible potential whether you envision a recreation area, home gym, or future suite development (subject to approvals). Framing and insulation done for the basement walls (see picture). Enjoy direct access to your backyard, with open green space and the park just steps away. This home combines function, comfort, and modern finishes in a quiet, family-friendly setting — all just minutes from shopping, schools, and major routes. 5 mind drive to FreshCo Evanston, Walmart Supercentre Sage Hill Gate.