



GRASSROOTS
REALTY GROUP

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16 Amblesfield Avenue NW
Calgary, Alberta

MLS # A2267566



\$639,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,776 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Unpaved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
Inclusions:	N/A		

OPEN HOUSE SATURDAY NOVEMBER 1st 1:00 - 3:00 PM. Welcome to this impressive, newly built home located in the sought after NW community of Ambleton. Thoughtfully crafted with modern finishes and a functional layout, this home offers exceptional comfort and style. Step inside to find luxury vinyl plank flooring extending throughout the main floor, leading you into a bright and open layout that includes a spacious living room, dining area, modern kitchen, and a flex room—perfect for a home office, playroom, or den. The kitchen is a chef’s dream, showcasing quartz countertops, stainless steel appliances, a gas stove, full ceiling-height cabinets with elegant crown molding, and a glass-door pantry for added storage. Upstairs, soft plush carpets and large windows throughout bring comfort and natural light into all three generously sized bedrooms. The primary bedroom is impressively sized, easily fitting a king-size bed with nightstands and dressers, and features a walk-in closet with a window and a large ensuite. The upper level also includes a shared 4-piece bathroom and a separate laundry room. The unfinished basement offers high ceilings, rough-ins, and a separate side entrance, providing endless opportunities for future development, including a potential legal suite (subject to city approval and permitting). Out back, you'll find a double parking pad, ready for your future double detached garage. This home is ideally located within walking distance of a playground and just minutes to local schools, transit, and top shopping destinations such as Carrington Plaza and Creekside Shopping Centre, Walmart, Beacon Hill Costco, and T&T Supermarket. Plus, with easy access to Stoney Trail and Deerfoot Trail, commuting around the city is a breeze. This is your chance to own a stylish, move-in-ready home in one of Calgary’s most exciting

new communities. Schedule your private showing today!