



27 Amblefield Avenue NW
Calgary, Alberta

MLS # A2267569



\$579,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,378 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 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:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Stunning Brand-New Home in the Vibrant Community of Ambleton. Welcome to this beautifully crafted, never-lived-in home nestled in the sought-after new NW community of Ambleton. Designed to impress, this modern residence offers a seamless blend of style, comfort, and functionality. Step inside to luxurious vinyl plank flooring that flows effortlessly from the front entryway into the spacious, open-concept living area—perfect for both everyday living and entertaining. The chef-inspired kitchen boasts elegant quartz countertops, sleek stainless steel appliances, a gas stove, two-tone cabinetry, and ample counter space to bring your culinary visions to life. A generous dining area and bright living room provide the ideal setting to relax or host guests. Upstairs, you'll find a spacious primary bedroom retreat, complete with a walk-in closet featuring a large window and a 4-piece ensuite bathroom. Two additional well-sized bedrooms, another 4-piece main bathroom, and a conveniently located laundry room round out the upper level. The unfinished basement offers exciting potential for future development, whether you envision additional living space, a home gym, rec room, or a future legal suite (subject to city approval and permitting). Outside, the backyard includes an unpaved parking pad. This home is located just steps from a neighborhood playground, and minutes from top amenities including Carrington and Creekside Shopping Centers, Walmart, Costco, T&T Supermarket, and more. Enjoy quick access to Stoney Trail and Deerfoot Trail, making commuting a breeze. Don't miss the opportunity to own this exceptional home in a thriving new community. Schedule your showing today!