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## 27 Amblefield Avenue NW Calgary, Alberta

MLS # A2267569



\$579,900

| Division: | Moraine                          |        |                  |  |  |
|-----------|----------------------------------|--------|------------------|--|--|
| Туре:     | Residential/Hou                  | se     |                  |  |  |
| Style:    | 2 Storey                         |        |                  |  |  |
| Size:     | 1,378 sq.ft.                     | Age:   | 2024 (1 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 |        |                  |  |  |
|           |                                  |        |                  |  |  |

| Floors:Carpet, Vinyl PlankSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:FullLLD:-Exterior:Vinyl Siding, Wood FrameZoning:R-GFoundation:Poured ConcreteUtilities:- | Heating:    | Forced Air, Natural Gas  | Water:     | -   |
|--|-------------|--------------------------|------------|-----|
| Basement: Full LLD: - Exterior: Vinyl Siding, Wood Frame Zoning: R-G   | Floors:     | Carpet, Vinyl Plank      | Sewer:     | -   |
| Exterior: Vinyl Siding, Wood Frame Zoning: R-G   | Roof:       | Asphalt Shingle          | Condo Fee: | -   |
| , 3  | Basement:   | Full                     | LLD:       | -   |
| Foundation: Poured Concrete Utilities: -   | 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!