



GRASSROOTS
REALTY GROUP

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38 Amblesfield Common NW Calgary, Alberta

MLS # A2268849



\$714,900

Division:	Ambleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,062 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Discover 38 Amblesfield Common NW — a stunning modern home that perfectly blends functionality, comfort, and style in one of Calgary's most desirable new communities. Step inside to find an open and inviting layout designed for today'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 home'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 owner'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 9' foundation offers endless potential—bright, open, and ready for your personal touch. With separate side entrance and basement rough-ins. Located in the growing community of Amblesfield, 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 Amblesfield 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!

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