



**65 Amblefield View NW
Calgary, Alberta**

MLS # A2269692



\$818,800

Division: Ambleridge

Type: Residential/House

Style: 2 Storey

Size: 1,986 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Attached, Driveway

Lot Size: 0.07 Acre

Lot Feat: Back Yard, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows

Inclusions: None

Welcome to this newly built 2-storey home by the trusted builder Shane Homes, located in the vibrant community of Ambleton. Offering 1,986 sq. ft. of elegant living space, this move-in-ready home features 3 spacious bedrooms, 2.5 bathrooms, and an oversized double attached garage. The main floor features a 9-foot ceiling, modern lighting, and a cozy fireplace that enhance the stylish open-concept layout. Large windows fill the space with natural light, while the chef-inspired kitchen includes stainless steel appliances, granite countertops, and ceiling-height cabinetry for a sleek, high-end look. The dining area opens to the backyard through a patio door, perfect for summer gatherings and outdoor enjoyment. Upstairs, you'll find a bright bonus room, a convenient laundry area, and a luxurious primary suite featuring a 4-piece ensuite with an oversized walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. The rough-in for central vacuum to make easy to clean carpet upstairs. The unfinished basement includes a separate side entrance, rough-in plumbing for a bathroom and laundry. The garage is insulated and drywalled, ready for your finishing touches. Located close to parks, shopping, and major routes, this home blends comfort, convenience, and style; perfect for families seeking a modern lifestyle. Call today or contact your favourite REALTOR® to book your private showing and make this beautiful Ambleton home yours!