



**37 Amblefield View NW  
Calgary, Alberta**

**MLS # A2161954**



**\$799,900**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,067 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Electric, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	NONE		

Discover this exquisite, modern home nestled in the sought-after Northwest community of Ambleton. This newly built residence offers a blend of sleek design and upgrades, ensuring a luxurious living experience. Enjoy the contemporary charm with engineered hardwood flooring throughout the main floor and stylish finishings. The kitchen is a chef's dream, featuring built-in stainless steel appliances, a chic backsplash, full height cabinetry, extra drawers, Quartz counters and walk in pantry. The main floor features a versatile den and a convenient 2-piece bath, living room with fireplace. The open layout invites abundant natural light, creating a welcoming ambiance. On the upper level, enjoy a generous bonus room, a convenient laundry room, and three bedrooms. The master suite is a luxurious retreat with a 5-piece ensuite and a spacious walk-in closet. The separate side entry provides access to a 9' basement, ready for your creative touch to expand living space. Located with easy access to major routes like 144 Street and Stoney Trail, and just minutes from Carrington Plaza, offering a wealth of shopping and dining options. This bright and beautifully upgraded home is ideal for those seeking a modern, comfortable living space in a thriving community. Don't miss the opportunity to make it yours—schedule a viewing today!