

\$840,000 - 34 Amblefield Heights Nw, Calgary

MLS® #A2262597

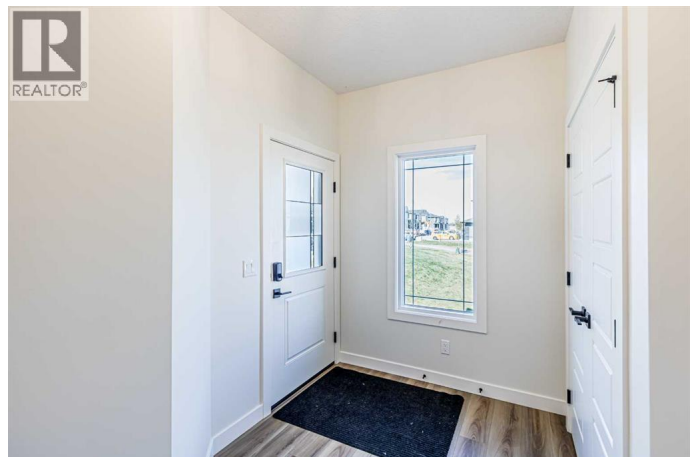
\$840,000

3 Bedroom, 3.00 Bathroom, 1,892 sqft

Single Family on 0.08 Acres

Ambleridge, Calgary, Alberta

Welcome to 34 Amblefield Heights NW, a stunning 1,891 sq. Ft. single detached home in the vibrant community of Ambleton. This is a newly built house property, has never been occupied and offers modern style, thoughtful design, and an unbeatable location beside a park and basketball court perfect for families and outdoor living. The main floor features a bright open concept layout with a spacious living room including an electric fireplace, ideal for relaxing or entertaining. The modern upgraded kitchen includes stainless steel appliances, a large island, quartz counter tops, and plenty of cabinets, while a patio door off the dinning room leads to your private balcony great for BBQs and summer evenings. A main floor office/den provides a quiet space for work or study, and a front double attached garage offers convenience and storage. Upstairs, you'll find a large loft/bonus room, three generous bedrooms, and laundry. The primary suite boasts a walk-in closet and a walk-in shower. Both secondary bedrooms also feature walk-in closets, providing ample space for the whole family. The walk-out basement offers incredible potential whether you envision a recreation area, home gym, or future suite development (subject to approvals). Framing and insulation done for the basement walls (see picture). Enjoy direct access to your backyard, with open green space and the park just steps away. This home combines function, comfort, and modern finishes in a quiet, family-friendly setting – all just minutes from



shopping, schools, and major routes. 5 mind
drive to FreshCo Evanston, Walmart
Supercentre Sage Hill Gate. (id:6289)

Built in 2025

Essential Information

Listing #	A2262597
Price	\$840,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,892
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	34 Ambleridge Heights Nw
Subdivision	Ambleridge
City	Calgary
Province	Alberta
Postal Code	T3P2K1

Amenities

Features	Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Washer/Dryer Stack-Up
Heating	Central heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Basement Separate entrance, Walk out

Exterior

Exterior Asphalt, Shingles, Vinyl siding

Foundation Poured Concrete

Listing Details

Listing Office Insta Realty



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