

# \$664,900 - 65 Amblefield Heights Nw, Calgary

MLS® #A2217676

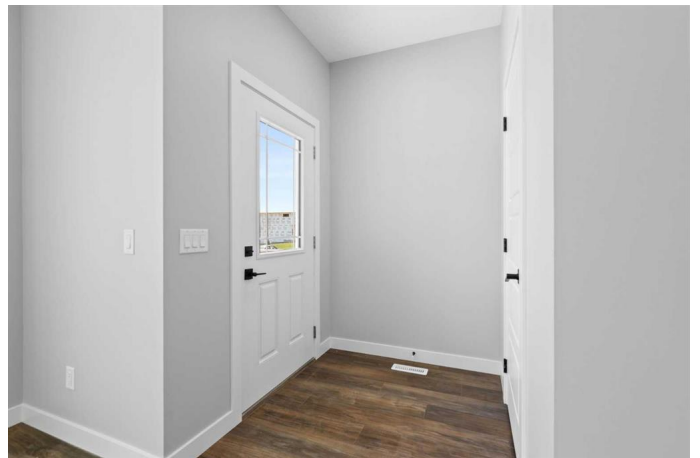
**\$664,900**

3 Bedroom, 3.00 Bathroom, 1,775 sqft

Residential on 0.06 Acres

Ambleton, Calgary, Alberta

Located within the popular new NW community of Ambleton, this fabulous Brand New Home is sure to impress. 9 Foot Ceilings and Luxurious Vinyl Plank Flooring sprawls through the Front Entrance into the Open Concept Kitchen, Dining and Living Room as well as the east facing flex room on the Main Floor. QUARTZ countertops, Stainless Steel Appliances, GAS STOVE, FULL CEILING HEIGHT Cabinetry with Crown Molding and a glass door Pantry Closet complete the modern Kitchen. A Spacious Dining Room and Living Room are great for Relaxing or Entertaining in. The upstairs features a center Bonus Room that Separates the Kids Rooms from the Parents' Master Bedroom. Plush Carpets cushion your Toes and Feet on the Upper Floor and Oversized Windows allow Sunshine to Beam into every room. There is a shared 4 Piece Bathroom and a large laundry room on this level as well. The Master/Primary Bedroom is Gigantic and can accommodate a King Size Bed with Night Tables and a Dresser or Two. There is also a walk-in Closet with a large window and a 4 Piece Ensuite Bathroom that completes this suite. Heading downstairs to the undeveloped basement, the Separate Entrance, 9 foot Ceilings, second Furnace, second Washer & Dryer Rough-ins, Bathroom Rough-Ins, Kitchen Rough-ins are conveniently placed for a future two bedroom basement development. The backyard comes with a double car parking pad, which can accommodate a future double detached



garage. This west backyard amazing home is also conveniently located cross a playground, minutes away from the schools, public transit and amenities, including Carrington Shopping Center, Creekside Shopping Center, Walmart, Beacon Hill Costco, and T&T Asian Supermarket. It also has quick access to the Stoney Trail Highway and the Deerfoot Highway. Whether you want to Live Up and Rent Down, lease out the entire house, or live with multiple generations, this is the perfect home for you. Don't miss out on this gorgeous home! Book your showings today!

Built in 2025

**Essential Information**

MLS® #	A2217676
Price	\$664,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,775
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	65 Amblesfield Heights Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2K1

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot, Interior Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Days on Market	33
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.