



**47 Amblefield Grove NW  
Calgary, Alberta**

**MLS # A2295378**



**\$769,000**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,328 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Corner Lot, See Remarks, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** TV Mount, Security Camera, Door bell camera

Great value opportunity in Ambleton! Nearly \$30,000 PRICE REDUCTION! Welcome to this stunning 3-storey home, perfectly situated on a TRADITIONAL CORNER LOT beside GREEN SPACE. Featuring windows on all four sides, open views, minimum sidewalk maintenance, and a west-facing backyard that bathes in afternoon sunlight, this home combines privacy and natural light. This smart home also includes triple-pane windows and a high-efficiency furnace for enhanced comfort and energy savings. Located within walking distance to future schools and offering easy access to parks, pathways, and major routes, shopping and amenities—including Costco, T&T Supermarket, and a variety of restaurants—are just 12 minutes away. Main floor impresses with 9' ceilings, expansive windows, and Luxury Vinyl Plank flooring throughout, creating a bright and modern living space. A versatile flex room with a barn door and large window offers the perfect setup for a home office or additional living area. The open-concept great room is centered around an electric fireplace with a floor-to-ceiling tile surround, seamlessly connecting to an executive kitchen designed for both everyday living and entertaining. The kitchen features built-in stainless steel appliances, a chimney hood fan, waterline to fridge, a quartz island counter, and a spacious walk-in pantry. Step outside to the rear deck for effortless indoor&ndash;outdoor living. The second floor offers 3 spacious bedrooms, each featuring large walk-in closets, with two walk-in closet enhanced by windows that bring in abundant natural light. A bright bonus room with two windows provides the perfect space for family gatherings or entertainment. The third-level is an absolute standout, offering a vaulted ceiling, windows on all sides, and a private balcony. This top-floor space can serve as a future

entertainment area or additional living space, with one side overlooking serene green space and the other offering expansive views stretching as far as the Livingston community. A convenient half bathroom on this level completes the space, making it perfect for family gatherings, relaxation, or entertaining. Don't miss this exceptional opportunity—experience the perfect blend of style, functionality, and location. Schedule your private tour today and see all this home has to offer.