



**60 Ambledale Crescent
Calgary, Alberta**

MLS # A2301911

\$689,000



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|------------------|------------------------|---------------|------------------|
| Division: | Ambleridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,672 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Separate Entrance | | |

Inclusions: None

Nestled in the newly established community of Ambleridge in northwest Calgary, this brand-new 2026-built detached home delivers the feature today's buyers are searching hardest for — a MASSIVE EAST-FACING BACKYARD with NO REAR NEIGHBOURS, offering privacy and open views that are increasingly rare in new developments. Step inside to a thoughtfully designed main floor that balances function with modern style. A practical MUDROOM connects directly to the DOUBLE FRONT ATTACHED GARAGE, keeping daily routines tidy and efficient. The living room centres around a cozy FIREPLACE, creating a natural gathering space that flows seamlessly into the heart of the home. The kitchen is a genuine showpiece — a STYLISH MODERN KITCHEN with SUPERIOR FINISHES, a HUGE ISLAND, BREAKFAST BAR, abundant cabinetry, and a dedicated PANTRY. STAINLESS STEEL APPLIANCES complete the look. A convenient HALF BATHROOM rounds out the main level. LVP FLOORING throughout the main floor adds durability and a clean, contemporary feel. Upstairs, the layout opens into a generous BONUS ROOM — a versatile space perfect for a media room, play area, or home office. The primary bedroom is a true retreat, featuring a WALK-IN CLOSET and a private 4-PIECE ENSUITE. Two additional bedrooms each offer CLOSETS and HUGE WINDOWS that fill the rooms with natural light. A 3-PIECE COMMON BATHROOM, a dedicated LINEN CLOSET, and the added convenience of UPPER FLOOR LAUNDRY make this level as practical as it is comfortable. Plush carpet upstairs keeps the feel warm underfoot. The unfinished basement is one of the most compelling aspects of this property. With 9-FOOT CEILINGS, TWO EGRESS WINDOWS for outstanding natural light, a SEPARATE

SIDE ENTRY from the exterior, and LEGAL ROUGH-INS with the MECHANICAL SPACE ISOLATED TO LEGAL SUITE REQUIREMENTS, this lower level is fully positioned for a future legal suite. The income potential or multi-generational living opportunity here is significant. Outside, the EAST-FACING BACKYARD is expansive and exceptionally private, with BUILDER-INSTALLED BACK FENCING already in place and no rear neighbours — a feature that simply cannot be overstated. Whether you envision a garden, a play space, or a future deck, this yard offers the canvas. Ambleridge places you minutes from Carrington Plaza, where you'll find No Frills, Madras Cafe, Chai Wala, pizza shops, an ice cream parlour, and both a Medical Centre and Dental Centre — everything you need within easy reach of home. A brand-new home with this combination of lot size, privacy, basement potential, and community amenities at this price point in northwest Calgary is genuinely hard to find. Book your private showing today.