



GRASSROOTS
REALTY GROUP

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47 Amblefield Grove NW
Calgary, Alberta

MLS # A2311206



\$749,999

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

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

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

Exceptional VALUE opportunity in Ambleton! This beautifully upgraded 3-storey home sits on a desirable traditional/conventional corner lot offering windows on all four sides, open views, minimal sidewalk maintenance, and a sunny west-facing backyard. With triple-pane windows and a high-efficiency furnace, this home delivers comfort, style, and energy efficiency. The main floor features 9' ceilings, oversized windows, and a bright open-concept layout designed for modern living. A flexible front room with a barn door and large window is perfect for a home office or extra living space. The great room showcases an electric fireplace with floor-to-ceiling tile and flows seamlessly into the executive kitchen, complete with built-in stainless steel appliances, chimney hood fan, waterline to fridge, quartz island, and spacious walk-in pantry. Step outside to the upgraded glass-enclosed deck and enjoy a stylish outdoor retreat. Upstairs offers 3 spacious bedrooms, each with a walk-in closet, plus a bright bonus room perfect for relaxing or entertaining. The third level is a true highlight, featuring vaulted ceilings, windows on all sides, a private balcony, and a convenient half bath—all capturing beautiful open views over the green space and stretching far into the distance. The basement level offers excellent future development potential for a bedroom, entertainment space, or recreation area, creating four levels of flexible living to suit both small and larger families. Near future schools, parks, pathways, major routes, shopping, Costco, T&T Supermarket, and restaurants. A RARE combination of natural light, thoughtful upgrades, flexible living space, and an excellent Ambleton location—book your private showing today!