



**47 Amblefield Grove NW  
Calgary, Alberta**

**MLS # A2311206**



**\$729,999**

<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

**\*\*Open House Saturday June 20 1:30pm - 4:00pm\*\***Exceptional VALUE opportunity in Ambleton! Nearly new home! 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!