



**34 Amblefield Common NW  
Calgary, Alberta**

**MLS # A2317251**



**\$899,091**

<b>Division:</b>	Ambleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,802 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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:** Breakfast Bar, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to 34 Amblefield Common NW built by Sterling Homes Calgary, featuring tall open-to-below ceilings and a third storey. Stunning 2025 home loaded with upscale features! Enjoy an executive kitchen with built-in stainless steel appliances, gas cooktop, chimney hood fan, walk-through pantry with MDF shelving, and coffee bar. The main floor offers a flex room with French doors, mudroom bench with coat rack, open-to-below design, electric fireplace with maple ledge, and maple railing with iron spindles. Upstairs features a luxurious 5-piece ensuite with freestanding tub, tiled shower, bench, niche, glass shelves, and barn door. Third-floor loft includes a bedroom, full bath, and balcony. Added highlights include side entrance, 9' basement with rough-ins, rear deck with BBQ gas rough-in, added windows, black hardware, and washer/dryer included. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are a representative.