

\$889,400 - 27 Amblefield Common Nw, Calgary

MLS® #A2252270

\$889,400

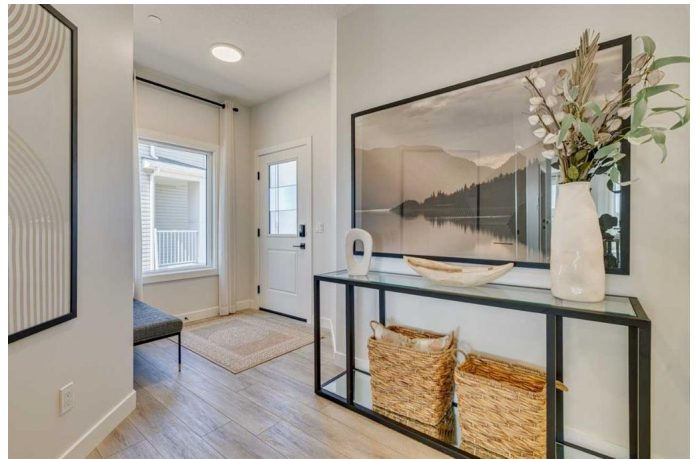
7 Bedroom, 4.00 Bathroom, 2,333 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Experience comfort and style in the beautifully designed Denali 6. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. 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 that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full package 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.. The fully developed basement features a TWO BEDROOM LEGAL SUITE including full bathroom, 9' ceilings, and convenient side entrance—perfect for extended family living. On the main floor, you'll find a bedroom and full bath with walk-in shower. The executive kitchen showcases built-in stainless steel appliances and opens to a bright living space with a gas fireplace. Upstairs offers a vaulted bonus room and a luxurious 5-piece ensuite with tiled walk-in shower and soaker tub. Many windows throughout and a rear deck complete this exceptional home. Photos are representative.

Built in 2024



Essential Information

MLS® #	A2252270
Price	\$889,400
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,333
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	27 Amblesfield Common Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2L7

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Double Vanity, Smart Home, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Built-In Oven, Gas Cooktop, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Decorative

Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	51
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.