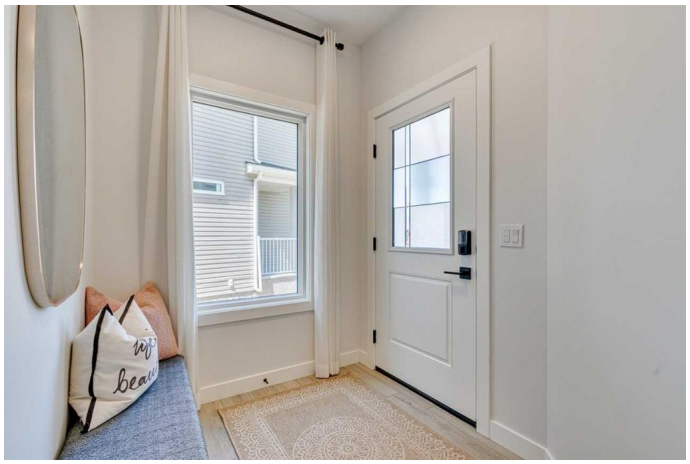
$824,575 - 35 Amblefield Common Nw, Calgary

MLS® #A2253917

$824,575
5 Bedroom, 3.00 Bathroom, 2,327 sqft
Residential on 0.07 Acres



Ambleridge, Calgary, Alberta

Welcome to the Denali 6 â€“ a spacious and stylish home designed with thoughtful details throughout.

Built by a trusted builder, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home.

This home features a main floor bedroom and full bathroom with a walk-in shower, ideal for added flexibility. The executive kitchen boasts built-in stainless steel appliances and a walk-in pantry. The great room offers a cozy gas fireplace and access to the rear deck. Upstairs, enjoy a vaulted ceiling in the bonus room and a luxurious 5-piece ensuite with a tiled walk-in shower and soaker tub. Large windows throughout provide abundant natural light. The undeveloped basement of this home features 9' ceilings, a convenient side entrance, 2nd furnace, laundry and kitchen rough-ins. 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 can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, itâ€™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 switchesâ€”all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.

Built in 2024

Essential Information

MLS® #	A2253917
Price	$824,575
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,327
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Amblefield Common Nw
Subdivision	Ambleridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2L7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood,

	Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	September 4th, 2025
Days on Market	13
Zoning	R-G

Listing Details

Listing Office	Bode Platform Inc.

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