

# \$894,650 - 27 Amblefield Common Nw, Calgary

MLS® #A2252270

**\$894,650**

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, 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.. The fully developed basement features a TWO BEDROOM LEGAL SUITE including full bathroom, 9' ceilings, and convenient side entranceâ€™ 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	\$894,650
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 Amblefield 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	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	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	11
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Bode Platform Inc.
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