



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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34 Amblesfield Heights NW  
Calgary, Alberta

MLS # A2262597



\$840,000

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Separate/Exterior Entry, Unfinished, Walk-Out To Grade	MD:	-
Exterior:	Asphalt, Shingle Siding, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		
Inclusions:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked		

Welcome to 34 Amblesfield Heights NW, a stunning 1,891 sq. Ft. single detached home in the vibrant community of Ambleton. This is a newly built house property, has never been occupied and offers modern style, thoughtful design, and an unbeatable location beside a park and basketball court perfect for families and outdoor living. The main floor features a bright open concept layout with a spacious living room including an electric fireplace, ideal for relaxing or entertaining. The modern upgraded kitchen includes stainless steel appliances, a large island, quartz counter tops, and plenty of cabinets, while a patio door off the dinning room leads to your private balcony great for BBQs and summer evenings. A main floor office/den provides a quiet space for work or study, and a front double attached garage offers convenience and storage. Upstairs, you’ll find a large loft/bonus room, three generous bedrooms, and laundry. The primary suite boasts a walk-in closet and a walk-in shower. Both secondary bedrooms also feature walk-in closets, providing ample space for the whole family. The walk-out basement offers incredible potential whether you envision a recreation area, home gym, or future suite development (subject to approvals). Enjoy direct access to your backyard, with open green space and the park just steps away. This home combines function, comfort, and modern finishes in a quiet, family-friendly setting &mdash; all just minutes from shopping, schools, and major routes. 5 mind drive to FreshCo Evanston, Walmart Supercentre Sage Hill Gate.