

# \$811,725 - 54 Amblesfield Common Nw, Calgary

MLS® #A2249603

**\$811,725**

5 Bedroom, 3.00 Bathroom, 2,328 sqft

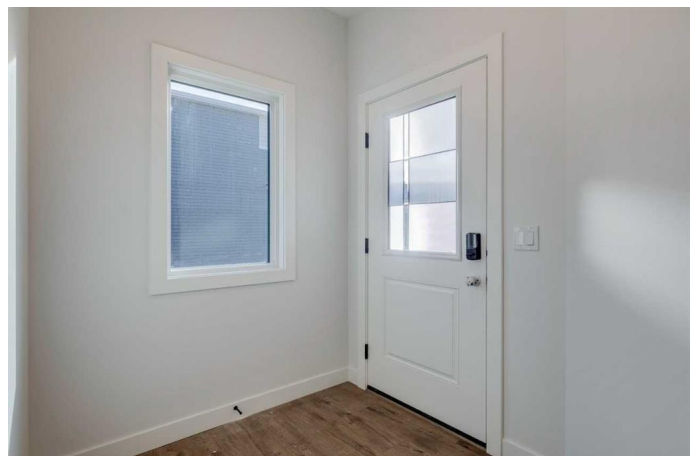
Residential on 0.07 Acres

Ambleston, Calgary, Alberta

Introducing the Denali 6 – a beautifully designed home, 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, 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. This home features a main floor bedroom with full bath and walk-in shower, an executive kitchen with built-in stainless steel appliances, plus a spice kitchen with gas range. The great room is warmed by a stylish gas fireplace and filled with natural light from additional windows. Upstairs, enjoy a vaulted bonus room, tiled bathrooms and laundry, and a luxurious 5-piece ensuite with tiled walk-in shower and soaker tub. Step out onto the rear deck for outdoor relaxation. The undeveloped basement of this home features 9' ceilings, a convenient side entrance, 2nd furnace, laundry and kitchen rough-ins – perfect for potential future development.

Built in 2024



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249603    |
| Price          | \$811,725   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,328       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 54 Amblesfield Common Nw |
| Subdivision | Ambleton                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P2L5                   |

## 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, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Smart Home, Soaking Tub |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Gas Range, 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    | August 19th, 2025 |
| Days on Market | 69                |
| Zoning         | R-G               |
| HOA Fees       | 250               |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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