# \$814,480 - 26 Amblefield Common Nw, Calgary

MLS® #A2200060

### \$814,480

5 Bedroom, 3.00 Bathroom, 2,328 sqft Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Step into the Denali 6, where luxury meets everyday living. 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 offer up to 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 suite 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. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary until July 1st, 2025. Photos are representative.



#### **Essential Information**

MLS® # A2200060

Price \$814,480

Bedrooms 5

Bathrooms 3.00

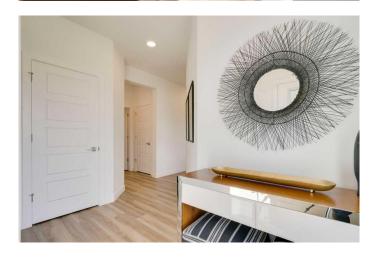
Full Baths 3

Square Footage 2,328

Acres 0.07







Year Built 2024

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 26 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, French Door, Kitchen Island, Open Floorplan, Pantry,

Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water,

Vaulted Ceiling(s), Walk-In Closet(s)

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, Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Yard

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 11th, 2025

Days on Market 101

Zoning TBD

HOA Fees 250

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Bode Platform Inc.

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