

\$818,800 - 65 Amblefield View Nw, Calgary

MLS® #A2269692

\$818,800

3 Bedroom, 3.00 Bathroom, 1,986 sqft
Residential on 0.07 Acres

Ambleridge, Calgary, Alberta

Welcome to this newly built 2-storey home by the trusted builder Shane Homes, located in the vibrant community of Ambleton. Offering 1,986 sq. ft. of elegant living space, this move-in-ready home features 3 spacious bedrooms, 2.5 bathrooms, and an oversized double attached garage.

The main floor features a 9-foot ceiling, modern lighting, and a cozy fireplace that enhance the stylish open-concept layout. Large windows fill the space with natural light, while the chef-inspired kitchen includes stainless steel appliances, granite countertops, and ceiling-height cabinetry for a sleek, high-end look. The dining area opens to the backyard through a patio door, perfect for summer gatherings and outdoor enjoyment.

Upstairs, you'll find a bright bonus room, a convenient laundry area, and a luxurious primary suite featuring a 4-piece ensuite with an oversized walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. The rough-in for central vacuum to make easy to clean carpet upstairs.

The unfinished basement includes a separate side entrance, rough-in plumbing for a bathroom and laundry, The .arage is insulated and drywalled, ready for your finishing touches.

Located close to parks, shopping, and major



routes, this home blends comfort, convenience, and style – perfect for families seeking a modern lifestyle.

?? Call today or contact your favourite REALTOR® to book your private showing and make this beautiful Ambleton home yours!

Built in 2025

Essential Information

MLS® #	A2269692
Price	\$818,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,986
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	65 Amblefield View Nw
Subdivision	Ambleridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2L5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Gold
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.