

# \$709,900 - 62 Ambleridge Common Nw, Calgary

MLS® #A2268877

**\$709,900**

3 Bedroom, 3.00 Bathroom, 2,060 sqft

Residential on 0.07 Acres

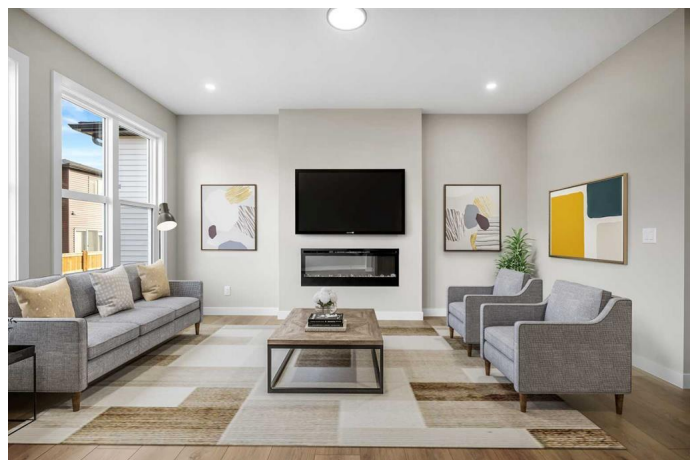
Ambleridge, Calgary, Alberta

Nestled in the emerging northwest community of Ambleridge, This home offers a harmonious blend of modern design, thoughtful functionality, and timeless finishes.

The main floor showcases an open-concept layout anchored by a spacious flex room, perfect for a home office, study, or guest space. The kitchen is both elegant and practical, featuring quartz countertops, full-height cabinetry, and a layout designed to inspire any home chef. The adjoining great room is an inviting space for gathering, enhanced by a fireplace and pot lights that create warmth and ambiance. The knock-down ceiling texture adds a refined finish that ties the entire main level together with understated sophistication.

Upstairs, the home offers a thoughtful family-focused design with a central bonus room that provides a natural separation between the primary bedroom and the secondary bedrooms. The full laundry room on this level adds everyday convenience, while the 5-piece ensuite is a retreat of its own—complete with dual sinks, a tile and glass shower, a deep soaker tub, and a spacious walk-in closet.

Designed for future flexibility, this home includes a separate side entrance leading to the basement, which comes complete with rough-ins and a 9'™ foundation—ready for



your personal customization or future suite potential (subject to municipal approval).

With its east-facing backyard, residents can enjoy sunny mornings and shaded evening gatherings, perfect for entertaining or relaxation. 62 Amblefield Common NW is more than just a new build—it’s a home that combines elegant finishes, smart design, and family-friendly comfort in one of Calgary’s most exciting new neighborhoods. Whether you’re seeking versatility, style, or the opportunity to personalize your space, this home delivers on all fronts. Don't miss your chance to view this property - visit the showhome today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268877    |
| Price          | \$709,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,060       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 62 Amblefield Common Nw |
| Subdivision | Ambleridge              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |

Postal Code T3P 2L5

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Full

### Exterior

Exterior Features None  
Lot Description Back Yard  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed November 12th, 2025  
Days on Market 3  
Zoning R-G

### Listing Details

Listing Office eXp Realty

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