

# \$975,000 - 21 Amblefield View Nw, Calgary

MLS® #A2212100

**\$975,000**

6 Bedroom, 4.00 Bathroom, 2,228 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

TRICO HOMES SHOWHOME LEASEBACK - Nestled in the vibrant, family-friendly Ambleton community with easy access to amenities. This 2,207 sqft home features 3 bedrooms on the upper floor, 2 full bathrooms, a central bonus room, a main floor bedroom with a full bathroom and spice kitchen, plus an open-to-below great room, ideal for modern living. Premium finishes include built-in stainless-steel appliances, quartz waterfall countertops, upgraded lighting fixtures, and a full-width concrete deck pad. The master bedroom includes a tray ceiling and walk-in closet, while the luxurious ensuite offers dual sinks, a free-standing soaker tub, and a glass and tile curb-less shower. The basement legal secondary suite comes with 2 bedrooms and 1 bathroom. As a Showhome, The Encore Showhome comes with many upgrades and options that offer style and sophistication! photos are representative.

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212100  |
| Price          | \$975,000 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,228     |
| Acres          | 0.08      |



|            |             |
|------------|-------------|
| Year Built | 2023        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 21 Amblefield View Nw |
| Subdivision | Ambleton              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P2B9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Tray Ceiling(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer                                                                                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                |
| Fireplaces        | Decorative, Electric                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Finished, Full, Suite                                                                                                                                                                                            |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard, Landscaped, Level    |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 15th, 2025  
Days on Market                110  
Zoning                              R-G

**Listing Details**

Listing Office                    Bode Platform Inc.

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