



60 Amblefield Terrace Calgary Alberta

\$568,000

RECENT PRICE REDUCTION!! *OPEN HOUSE SEPTEMBER 13 12PM-4PM AND SEPTEMBER 14 12PM-4PM*

Welcome to this stunning, like new end unit townhome located in the vibrant and fast-growing community of Ambleton, one of Calgary's most exciting new neighborhoods. This beautifully upgraded freehold property, with no condo fees, is ideally situated directly across from a peaceful pond, offering serene views and a strong sense of community connection. Step inside to discover a bright, thoughtfully designed interior featuring an open-concept main floor with stylish finishes throughout. The modern kitchen is equipped with sleek quartz countertops, stainless steel appliances, a large center island, and generous cabinet and counter space—perfect for cooking, entertaining, or spending time with family. Upstairs, you'll find three spacious bedrooms, including a beautiful primary suite that boasts tranquil pond views, a walk-in closet, and a luxurious ensuite with double vanities and a walk-in shower. The two additional bedrooms are well-sized for family members, guests, or home office use. The unfinished basement is a blank canvas with endless potential; Create a cozy rec room, gym, home theatre, or additional living space tailored to your lifestyle. Outside, the large private yard wraps from the side of the home to behind the garage, making it one of the largest lots in the area which is ideal for kids, pets, or outdoor gatherings. A detached double garage provides secure parking and additional storage, while recent exterior updates including brand-new siding, roofing, and eaves offer lasting value and peace of mind. Families will love the playground just down the street, and the urban plaza and gazebo across the pond are perfect for socializing or relaxing. One of the best features of this property is its unbeatable location close to all the conveniences you need. Ambleton is surrou...

Other 36.42 Ft x 17.92 Ft

Furnace 6.83 Ft x 8.17 Ft

Other 5.42 Ft x 6.00 Ft

Living room 14.92 Ft x 13.25 Ft

Other 13.83 Ft x 12.00 Ft

Dining room 12.75 Ft x 12.33 Ft

Primary Bedroom 13.42 Ft x 13.67 Ft

Other 4.42 Ft x 9.33 Ft

4pc Bathroom 10.75 Ft x 5.08 Ft

Laundry room 3.25 Ft x 5.50 Ft

4pc Bathroom 5.00 Ft x 9.17 Ft

Bedroom 10.00 Ft x 9.33 Ft

a

Listing Presented By:



Originally Listed by:
eXp Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

2pc Bathroom 4.67 Ft x 6.33 Ft

Bedroom 10.00 Ft x 9.42 Ft

Other 10.67 Ft x 3.83 Ft