

\$824,825 - 58 Amblesfield Common Nw, Calgary

MLS® #A2262641

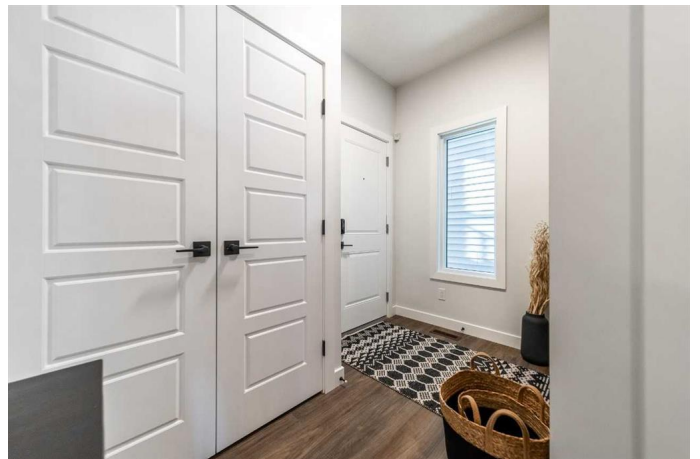
\$824,825

4 Bedroom, 3.00 Bathroom, 2,340 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Welcome to the Damon — where luxury meets functionality in every detail! Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. This stunning home features an executive kitchen with built-in stainless-steel appliances, a gas cooktop, waterfall island edge, and elegant pendant lighting, complemented by a fully equipped spice kitchen with its own gas range and additional pantry space. Enjoy added convenience with a mudroom, upper floor laundry with a quartz counter above, and a 9' basement ceiling. Unwind in the vaulted bonus room with balcony access or cozy up to the tiled electric fireplace in the great room. Bathrooms boast quartz counters, and a spa-like 5-piece ensuite with soaker tub and tiled walk-in shower. Complete with BBQ gas line, paint-grade railings, tray ceiling in the primary bedroom and extra windows for natural light, the Damon is your dream home. 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 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 smart home technology, this home includes a



programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches”all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.

Built in 2024

Essential Information

MLS® #	A2262641
Price	\$824,825
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,340
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	58 Amblesfield Common Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2L5

Amenities

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

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, 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	BBQ gas line, Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

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.