

# \$1,025,000 - 67 Ambleside Park Nw, Calgary

MLS® #A2231987

**\$1,025,000**

6 Bedroom, 4.00 Bathroom, 2,431 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

LUXURY FORMER SHOWHOME , POND FACING , OPEN TO BELOW FLOOR PLAN , 2 BEDROOMS LEGAL SUITE , OVER 3400 SQFT LIVING SPACE , SPICE KITCHEN , AIR CONDITIONER , CONVENTIONAL LOT .

This exquisite former show home is a true masterpiece of luxury, style, and functionality, located in one of the area's most sought-after communities. Offering 3400 sq. ft. of total developed living space, this beautifully designed 2-storey residence sits on a spacious conventional lot and features a double front-attached garage, providing the ideal balance of elegance and everyday comfort. It features 4 spacious bedrooms and 3 bathrooms on the upper floors . The home also includes a 2-bedroom legal basement suite with 9-foot ceilings, a separate side entrance, and a full 3-piece bathroom—ideal for extended family, guests, or potential rental income.

Enjoy the tranquil beauty of nature right outside your front door, with the home perfectly positioned facing a pond, walking trails, and a children's playground. Breathtaking sunrises and sunsets are just part of daily life here.

Conveniently located just minutes from Costco, No Frills, restaurants, gas stations, and other key amenities, this home offers the perfect blend of peaceful living and urban



accessibility. Schedule your Private Showing Today!

Built in 2021

### Essential Information

MLS® #	A2231987
Price	\$1,025,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,431
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	67 Ambleside Park Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1S4

### Amenities

Amenities	Other
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, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Electric Range, Gas

	Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, ENERGY STAR Qualified Dishwasher
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	262
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.