

# \$729,900 - 76 Ambleton Street Nw, Calgary

MLS® #A2236684

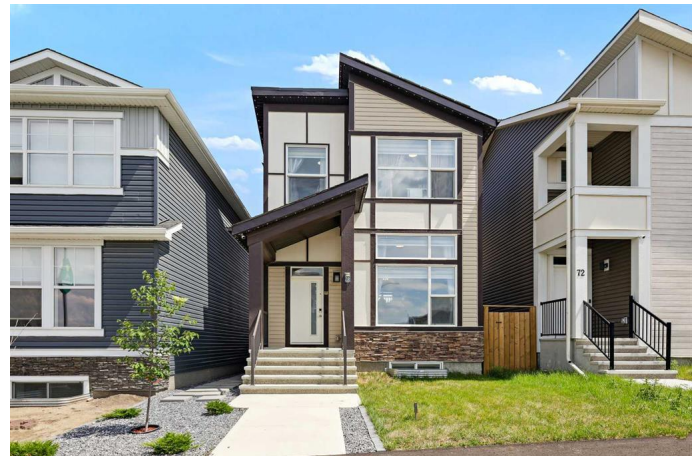
**\$729,900**

4 Bedroom, 4.00 Bathroom, 1,650 sqft  
Residential on 0.06 Acres

Ambleton, Calgary, Alberta

EXCEPTIONAL URBAN STYLE LIVING WITH  
SOLAR POWER â€“ JAYMAN BUILT  
â€œSONATA 20â€• WITH LEGAL SUITE!

Welcome to this stunning, custom-designed dream home, meticulously maintained by the original owners and featuring high-end amenities throughout. Offering over 2,470 sq ft of total finished living space, this air-conditioned property includes 4 bedrooms, 3.5 bathrooms, and a fully finished legal one-bedroom basement suiteâ€”ideal for multi-generational living, extended family, or rental income. Located in a quiet, family-friendly neighborhood, this modern home showcases thoughtful design with soaring 8â€™<sup>TM</sup>, 10â€™<sup>TM</sup>, and 12â€™<sup>TM</sup> ceilings, creating openness, dimension, and natural light throughout the main and upper levels. The heart of the home is the spectacular chefâ€™<sup>TM</sup>s kitchen, carefully laid out for maximum efficiency and style. Enjoy sleek, wood-grain full-height cabinetry, white quartz countertops, soft-close drawers and doors, a dramatic peninsula island with pendant lighting, and an undermount black granite sink with a sunny window above. Upgraded Whirlpool stainless steel appliances, including a gas slide-in range with designer hood fan, tiled backsplash, and a breakfast bar that seats four, complete the space. The open-concept main floor seamlessly flows from the spacious dining area into the stunning sunken great room, perfect for hosting or relaxing with family. Throughout the home,



## 76 AMBLETON STREET NW

REGA MEASUREMENT STANDARD - CALGARY AB  
ENTRY LEVEL (AG) - 361.98 Sq Ft / 33.63 m<sup>2</sup>  
MAIN LEVEL (AG) - 463.03 Sq Ft / 43.02 m<sup>2</sup>  
UPPER LEVEL (AG) - 824.71 Sq Ft / 76.61 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1649.72 Sq Ft / 153.26 m<sup>2</sup>  
BASEMENT DEVELOPED AREA (BG) - 700.11 Sq Ft / 65.04 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BG) - 124.60 Sq Ft / 11.57 m<sup>2</sup>  
TOTAL AG/BG AREA - 2474.43 Sq Ft / 229.87 m<sup>2</sup>



youâ€™ll find luxury wide-plank vinyl flooring, plush carpeting, designer lighting and plumbing fixtures, elegant railings, upgraded baseboards, doors, and casings, and triple-pane windows for energy efficiency and comfort. Upstairs, retreat to a massive primary suite featuring a true spa-like ensuite with quartz counters, a deep soaker tub, oversized shower, dual vanities, and a huge walk-in closet. Two additional bedrooms are generously sized and share access to a full bathroom. The upper floor also features a conveniently located laundry room with built-in storage and a unique walkway that leads back to the primary suite, adding a touch of architectural flair. The LEGAL BASEMENT SUITE is fully developed and includes a private bedroom, full 4-piece bathroom, separate laundry, and a large living areaâ€”perfect for added rental income, guest space, or in-law living. Additional premium features include: 16 rooftop solar panels for long-term energy savings, a Tankless hot water heater, an Active heat recovery ventilation system, a double detached 22' x 20' garage, a landscaped backyard with a 13â€™ x 13â€™ lower concrete paver patio. Covered front entry with stone accents and excellent curb appeal, triple pane windows! This home is better than new with every detail carefully chosen for quality, durability, and modern appeal. Summer 2025 possession availableâ€”plan your move with confidence! Call your favorite REALTORÂ® today to book your private tour and experience this custom-built masterpiece for yourself!

Built in 2022

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2236684  |
| Price    | \$729,900 |
| Bedrooms | 4         |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,650       |
| Acres          | 0.06        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 76 Ambleton Street Nw |
| Subdivision | Ambleton              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 1W5               |

## Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Park                                                                        |
| Parking Spaces | 2                                                                           |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By Side |
| # of Garages   | 2                                                                           |

## Interior

|                   |                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Washer/Dryer, Window Coverings                                                                                                    |
| Heating           | Central, High Efficiency, Forced Air, Natural Gas                                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                                 |
| Basement          | Exterior Entry, Full, Suite                                                                                                                                                                                                                         |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Courtyard, Lighting                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stone, Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                               |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 55             |
| Zoning         | R-G            |
| HOA Fees       | 250            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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