

## 96 Amblefield Grove NW Calgary, Alberta

MLS # A2242131



# \$784,900

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Moraine                |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,067 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.07 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                                                                                                                                        |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade                                                                                                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                        | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                    |                   |     |

This NEW August POSSESSION home is the Oxford 2 WALKOUT by TRICO HOMES. The Oxford 2 features 2,067 sqft, 3 UPPER FLOOR BEDROOMS and a central BONUS ROOM. Additionally, this Oxford 2 features a MAIN FLOOR flex-room. The open main floor features 9&rsquo; knock down ceilings with large windows offering a bright and inviting Nook and Great Room with direct access to the FULL WIDTH raised DECK. The KITCHEN features stainless steel appliances, taller cabinets with under cabinet lighting and Quartz counter tops. The great room features an electric FIREPLACE with bump out to the ceiling and large windows. The second-floor features 3 bedrooms with walk-in closets, a central BONUS ROOM and a laundry room with additional linens storage. The PRIMARY ENSUITE includes dual sinks, separate soaker tub, a separate shower, a private WC, and a spacious walk-in closet. Photos are representative.