

## 92 Amblesfield Grove NW Calgary, Alberta

**MLS # A2264277**



# \$755,000

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Moraine                    |               |                  |
| <b>Type:</b>     | Residential/House          |               |                  |
| <b>Style:</b>    | 2 Storey                   |               |                  |
| <b>Size:</b>     | 2,046 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> | 0.08 Acre                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Street Lighting |               |                  |

|                    |                                                                                                        |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                                                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Composite Siding, Stone, Vinyl Siding, Wood Frame                                                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Stone Counters, Walk-In Closet(s) |                   |     |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Immediate Possession Home by Shane Homes & The Moraine This stunning 3-bedroom, 2.5-bath front-drive home by Shane Homes is built on a sunshine basement lot, offering plenty of natural light and excellent future development potential. The main floor features a side entry door, welcoming electric fireplace, and a spacious walk-in pantry. Step out onto the 12'5" x 8'5" rear deck, perfect for relaxing or entertaining guests. Upstairs, a central family room provides additional living space, while the primary bedroom offers a luxurious 5-piece ensuite with dual vanities and a soaker tub. Each bedroom includes a walk-in closet, and the upper-level laundry room adds everyday convenience.