

## 21 Amblesfield View NW Calgary, Alberta

**MLS # A2212100**



# \$975,000

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,228 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level		

<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>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

TRICO HOMES SHOWHOME LEASEBACK - Nestled in the vibrant, family-friendly Ambleton community with easy access to amenities. This 2,207 sqft home features 3 bedrooms on the upper floor, 2 full bathrooms, a central bonus room, a main floor bedroom with a full bathroom and spice kitchen, plus an open-to-below great room, ideal for modern living. Premium finishes include built-in stainless-steel appliances, quartz waterfall countertops, upgraded lighting fixtures, and a full-width concrete deck pad. The master bedroom includes a tray ceiling and walk-in closet, while the luxurious ensuite offers dual sinks, a free-standing soaker tub, and a glass and tile curb-less shower. The basement legal secondary suite comes with 2 bedrooms and 1 bathroom. As a Showhome, The Encore Showhome comes with many upgrades and options that offer style and sophistication! photos are representative.