# \$794,850 - 92 Amblefield Grove Nw, Calgary

MLS® #A2207531

## \$794,850

3 Bedroom, 3.00 Bathroom, 2,046 sqft Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Spec Home by Shane Homes â€" The Moraine | Anticipated Move-In: Summer 2025 Discover The Moraineâ€"a beautifully appointed 3-bedroom, 2.5-bath front-drive home by Shane Homes, situated on a sunshine basement lot for added natural light and future development potential. The main level features a welcoming electric fireplace, a spacious walk-in pantry, and a convenient side entry ideal for a future development. Step outside to a 12'5" x 8'5" rear deckâ€"perfect for relaxing or entertaining. Upstairs, a central family room provides additional living space, while the luxurious primary bedroom offers a 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. Built by Shane Homes. Photos are representative.

Built in 2025

#### **Essential Information**

MLS® # A2207531 Price \$794,850

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,046

Acres 0.08





Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 92 Amblefield Grove Nw

Subdivision Ambleton
City Calgary
County Calgary
Province Alberta
Postal Code T3P2L4

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Stone

Counters, No Animal Home, Smart Home

Appliances Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer,

Range Hood

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Decorative, Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Lighting, Rain Gutters

Lot Description Back Yard, Street Lighting

Roof Asphalt Shingle

Construction Composite Siding, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

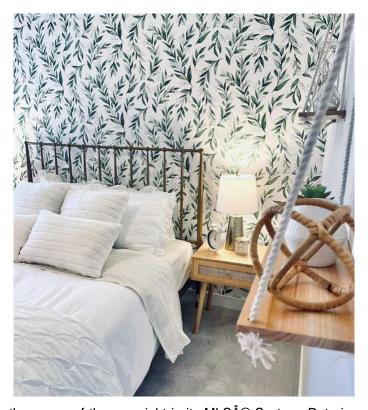
### **Additional Information**

Date Listed April 1st, 2025

Days on Market 105
Zoning TBD
HOA Fees 262
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Bode Platform Inc.



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