

**100 Amblefield Grove NW
Calgary, Alberta**

MLS # A2281774

\$799,500



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|------------------|-------------------------------|---------------|------------------|
| Division: | Moraine | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,220 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Stall | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Zero Lot Line | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

This home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features. Brightened by additional windows and an open-to-below layout, this home features a paint-grade railing with iron spindles and an electric fireplace with tile front and metal surround. The executive kitchen offers a granite waterfall island, tile back splash, gas line to the range, pots-and-pans drawers, a waterline to the fridge, a walk-in pantry, and extra base cabinets with a coffee bar. The main floor includes a bedroom and full bathroom, while the primary bedroom showcases a 5-piece ensuite with private water closet, fully tiled shower with barn-style glass door and bench, tile flooring, and a bank of drawers; also in the upper main bath. A rear 11' x 11' wood deck completes this 2024 specification home. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches; all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.