\$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

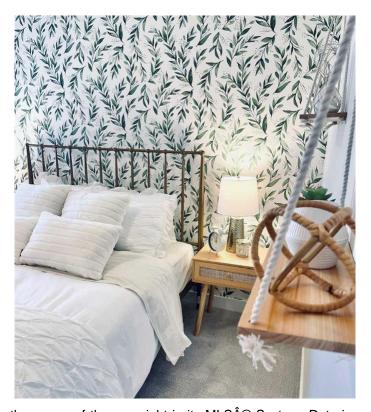
Days on Market 93
Zoning TBD

HOA Fees 262

HOA Fees Freq. ANN

Listing Details

Listing Office Bode Platform Inc.



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