



GRASSROOTS
REALTY GROUP

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76 Amblesfield Grove NW
Calgary, Alberta

MLS # A2249241



\$809,000

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,224 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Zero Lot Line		

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

Step into luxury with the Bennett — where style meets function. Built by a trusted builder, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. 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 a full package of 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. This stunning home features a private side entrance, a main floor bedroom with full bath, and a chef-inspired executive kitchen with built-in stainless steel appliances, plus a spice kitchen with gas range. Soaring open-to-above ceilings in the great room, extra windows, and an elegant electric fireplace create a bright, airy feel. Upstairs, enjoy a vaulted bonus room, tiled bathrooms and laundry, and a spa-like 5-piece ensuite with a walk-in shower and soaker tub. Complete with a spacious rear deck—perfect for outdoor living.