



GRASSROOTS
REALTY GROUP

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54 Amblesfield Common NW
Calgary, Alberta

MLS # A2249603



\$811,725

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,328 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, 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

Introducing the Denali 6 – a beautifully designed home, 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, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full range 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 home features a main floor bedroom with full bath and walk-in shower, an executive kitchen with built-in stainless steel appliances, plus a spice kitchen with gas range. The great room is warmed by a stylish gas fireplace and filled with natural light from additional windows. Upstairs, enjoy a vaulted bonus room, tiled bathrooms and laundry, and a luxurious 5-piece ensuite with tiled walk-in shower and soaker tub. Step out onto the rear deck for outdoor relaxation. The undeveloped basement of this home features 9' ceilings, a convenient side entrance, 2nd furnace, laundry and kitchen rough-ins – perfect for potential future development.