



GRASSROOTS
REALTY GROUP

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58 Amblesfield Common NW
Calgary, Alberta

MLS # A2262641



\$824,825

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,340 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	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:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Damon & where luxury meets functionality in every detail! Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. This stunning home features an executive kitchen with built-in stainless-steel appliances, a gas cooktop, waterfall island edge, and elegant pendant lighting, complemented by a fully equipped spice kitchen with its own gas range and additional pantry space. Enjoy added convenience with a mudroom, upper floor laundry with a quartz counter above, and a 9' basement ceiling. Unwind in the vaulted bonus room with balcony access or cozy up to the tiled electric fireplace in the great room. Bathrooms boast quartz counters, and a spa-like 5-piece ensuite with soaker tub and tiled walk-in shower. Complete with BBQ gas line, paint-grade railings, tray ceiling in the primary bedroom and extra windows for natural light, the Damon is your dream 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 can 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.