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58 Amblefield Common NW Calgary, Alberta

MLS # A2262641



\$819,575

Division: Moraine Residential/House Type: Style: 2 Storey Size: 2,340 sq.ft. Age: 2024 (1 yrs old) **Beds:** Baths: Garage: Double Garage Attached Lot Size: 0.07 Acre Lot Feat: Back Yard

Heating: Water: Forced Air, Natural Gas Sewer: Floors: Carpet, Ceramic Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full, Unfinished Exterior: Zoning: Stone, Vinyl Siding, Wood Frame 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.