



GRASSROOTS
REALTY GROUP

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116 Amblesfield Grove NW
Calgary, Alberta

MLS # A2271635



\$839,191

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,326 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

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

Welcome to the Abbott 2 – a beautifully designed 3-storey home that blends style, comfort, and functional living. 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. The main floor features a versatile flex room and a modern great room centered around an electric fireplace with floor-to-ceiling tile. The contemporary kitchen offers stainless steel appliances, a chimney hoodfan, and a spacious walk-in pantry, with a rear deck just steps away for effortless indoor–outdoor living. On the upper levels, enjoy a luxurious 5-piece ensuite, many windows that fill each floor with natural light, and an impressive third-floor balcony—the perfect private escape. Thoughtfully designed and rich in features, the Abbott 2 brings elevated living to every level. 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 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. Photos are representative.