



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**92 Amblesfield Grove NW**  
**Calgary, Alberta**

**MLS # A2278305**



**\$731,850**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,046 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Smart Home, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Immediate Possession Home by Shane Homes &ndash; The Moraine This stunning 3-bedroom, 2.5-bath front-drive home by Shane Homes is built on a sunshine basement lot, offering plenty of natural light and excellent future development potential. The main floor features a side entry door, welcoming electric fireplace, and a spacious walk-in pantry. Step out onto the 12'5" x 8'5" rear deck, perfect for relaxing or entertaining guests. Upstairs, a central family room provides additional living space, while the primary bedroom offers a luxurious 5-piece ensuite with dual vanities and a soaker tub. Each bedroom includes a walk-in closet, and the upper-level laundry room adds everyday convenience.