



**116 Amblefield Grove NW  
Calgary, Alberta**

**MLS # A2280541**



**\$797,191**

**Division:** Moraine

**Type:** Residential/House

**Style:** 2 and Half Storey

**Size:** 2,326 sq.ft. **Age:** 2025 (1 yrs old)

**Beds:** 4 **Baths:** 3 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.08 Acre

**Lot Feat:** Back Yard

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