100 Amblefield Grove NW
Calgary, Alberta

MLS # A2281774

$799,500

Division:	Moraine
Type:	Residential/House
Style:	2 Storey
Size:	2,220 sq.ft.
Age:	2025 (1 yrs old)
Beds:	5
Baths:	3
Garage:	Double Garage Attached, Stall
Lot Size:	0.07 Acre
Lot Feat:	Back Yard, Zero Lot Line

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

This home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features. Brightened by additional windows and an open-to-below layout, this home features a paint-grade railing with iron spindles and an electric fireplace with tile front and metal surround. The executive kitchen offers a granite waterfall island, tile back splash, gas line to the range, pots-and-pan drawers, a waterline to the fridge, a walk-in pantry, and extra base cabinets with a coffee bar. The main floor includes a bedroom and full bathroom, while the primary bedroom showcases a 5-piece ensuite with private water closet, fully tiled shower with barn-style glass door and bench, tile flooring, and a bank of drawers—also in the upper main bath. A rear 11' x 11' wood deck completes this 2024 specification 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 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.