



GRASSROOTS
REALTY GROUP

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17 Amblesfield View NW
Calgary, Alberta

MLS # A2282405



\$969,999

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,374 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		
Inclusions:	N/A		

Welcome to 17 Amblesfield View, a Shane Homes showhome now offered for sale. This beautifully crafted 4 bedroom, 4 bathroom home offers an exceptional layout with a fully finished 2 bedroom basement living space and side entry, providing outstanding flexibility for modern living. Quality finishes and thoughtful design are evident throughout. The main level features a bright open concept kitchen, dining, and living space centered around a large island and complemented by a spice kitchen. A versatile lifestyle room with a closet works perfectly as a home office or guest space and sits next to a full main floor bathroom. A functional mudroom adds everyday convenience. Upstairs, enjoy four well appointed bedrooms, a comfortable family room, and a full laundry room. The owner's bedroom includes a spacious walk in closet and a 5 piece ensuite. One secondary bedroom features its own ensuite, while the remaining two share a full bathroom.