



**84 Amblefield Grove NW
Calgary, Alberta**

MLS # A2292004



\$878,393

Division:	Moraine		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,838 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, 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:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Built by Sterling Homes, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized. Energy efficient and smart home features, plus moving services. Experience this exceptional 2025 home featuring a side entrance, 9’ basement ceiling, and 2-bedroom rough-ins for potential future development. Designed for flexible living, it offers a main floor bedroom with full bath, open-to-below, electric fireplace with maple floating shelves, paint grade railing with iron spindles, LVP throughout the main floor, rear deck with BBQ gas line rough-in, and additional windows throughout. The executive kitchen boasts stainless steel appliances with gas cooktop plus a spice kitchen with gas range and pantry shelving. Upstairs includes a 5-piece ensuite with soaker tub, bank of drawers, fiberglass base shower with tiled walls and niche, LVT flooring in ensuite and main bath, plus a 3rd floor loft with bedroom, full bath, and balcony. 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. Home includes blower door testing for energy efficiency, 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 a representative.