



**192 Amblestone Crescent NW
Calgary, Alberta**

MLS # A2294564



\$1,050,000

Division:	Ambleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,677 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Street Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the custom Saffron II by Shane Homes, a pre-construction home backing onto greenspace and a pond, offering a rare combination of location, space, and flexibility. The main floor features a spacious living room with electric fireplace, a cozy sitting nook, and a versatile lifestyle room with a closet and full bathroom, ideal for guests. The kitchen includes a spice kitchen, and the rear vinyl deck provides a great space to enjoy the views. Upstairs offers 4 bedrooms plus a central family room. The primary bedroom includes a walk-in closet and a 5-piece ensuite, along with the convenience of an upper floor laundry room. The walkout basement backs onto the pond and includes a concrete patio. It is ready for future development, with options to add additional living space at an extra cost. This home is loaded with upgrades including James Hardie siding, tiled bathrooms, undermount sinks, cabinet risers, and more.