



**236 Amblestone Crescent NW
Calgary, Alberta**

MLS # A2296782



\$1,150,000

Division:	Ambleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,677 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, 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. Legal Suite included. 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. Legal Basement Suite included in pricing. This home is loaded with upgrades including James Hardie siding, tiled bathrooms, undermount sinks, cabinet risers, and more. Photos are representative.