



GRASSROOTS
REALTY GROUP

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83 Amblesfield Grove NW
Calgary, Alberta

MLS # A2189414



\$894,145

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,627 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

Discover the Saffron II by Shane Homes, a stunning pre-construction opportunity that redefines modern living with style and functionality. This home offers a super kitchen option, spice kitchen option, and potential basement development preparation on a traditional lot, making it as versatile as it is elegant. Step inside to an inviting foyer that opens to a cozy sitting area and a central lifestyle room, creating a warm and welcoming atmosphere. The heart of the home features a super kitchen with a spacious island, built-in appliances, and an optional spice kitchen. The kitchen flows seamlessly into a bright dining nook and a living room with an electric fireplace, perfect for gatherings. Upstairs, a central family room anchors four bedrooms, including a luxurious rear owner's bedroom with a five-piece ensuite and walk-in closet, a second bedroom with its own ensuite, and a well-designed main bath for the remaining bedrooms. Images are representative and subject to change. Photos are representative.