



**GRASSROOTS**  
REALTY GROUP

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**26 Amblesfield Common NW**  
**Calgary, Alberta**

**MLS # A2200060**



**\$824,980**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,328 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Step into the Denali 6, where luxury meets everyday living. The heart of this home is the executive kitchen, featuring sleek stainless steel appliances, a gas cooktop, and a separate spice kitchen with a gas range&mdash;perfect for the home chef. Enjoy easy entertaining with a kitchen island that has a beautiful waterfall edge and plenty of pantry storage. The cozy great room boasts an electric fireplace and extra windows that let in loads of natural light. A convenient bedroom and full bath with a walk-in shower are located on the main floor. Upstairs, unwind in the spacious bonus room with vaulted ceilings. The primary bedroom is a retreat, with a 5-piece ensuite, including a tiled shower and soaker tub. Plus, the rear deck with a BBQ gas line is ready for summer nights. Photos are representative.