



GRASSROOTS
REALTY GROUP

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92 Amblesfield Grove NW
Calgary, Alberta

MLS # A2207531



\$794,850

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,046 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Spec Home by Shane Homes & The Moraine | Anticipated Move-In: Summer 2025 Discover The Moraine&a beautifully appointed 3-bedroom, 2.5-bath front-drive home by Shane Homes, situated on a sunshine basement lot for added natural light and future development potential. The main level features a welcoming electric fireplace, a spacious walk-in pantry, and a convenient side entry ideal for a future development. Step outside to a 12'5" x 8'5" rear deck&perfect for relaxing or entertaining. Upstairs, a central family room provides additional living space, while the luxurious primary bedroom offers a 5-piece ensuite with dual vanities and a soaker tub. Each bedroom includes a walk-in closet, and the upper-level laundry room adds everyday convenience. Built by Shane Homes. Photos are representative.