



**GRASSROOTS**  
REALTY GROUP

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**92 Amblesfield Grove NW**  
**Calgary, Alberta**

**MLS # A2207531**



**\$780,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.