

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

**MLS # A2264277**



**\$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>    | R-G |
| <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.