

92 Amblesfield Grove NW
Calgary, Alberta

MLS # A2264277



\$755,000

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: R-G
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		

Immediate Possession Home by Shane Homes – The Moraine This stunning 3-bedroom, 2.5-bath front-drive home by Shane Homes is built on a sunshine basement lot, offering plenty of natural light and excellent future development potential. The main floor features a side entry door, welcoming electric fireplace, and a spacious walk-in pantry. Step out onto the 12'5" x 8'5" rear deck, perfect for relaxing or entertaining guests. Upstairs, a central family room provides additional living space, while the primary bedroom offers a luxurious 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.