

# \$894,145 - 83 Amblefield Grove Nw, Calgary

MLS® #A2189414

**\$894,145**

5 Bedroom, 4.00 Bathroom, 2,627 sqft

Residential on 0.09 Acres

Ambleton, Calgary, Alberta

Discover the Saffron II by Shane Homes, a stunning pre-construction opportunity that redefines modern living with style and functionality. This home offers a super kitchen option, spice kitchen option, and potential basement development preparation on a traditional lot, making it as versatile as it is elegant. Step inside to an inviting foyer that opens to a cozy sitting area and a central lifestyle room, creating a warm and welcoming atmosphere. The heart of the home features a super kitchen with a spacious island, built-in appliances, and an optional spice kitchen. The kitchen flows seamlessly into a bright dining nook and a living room with an electric fireplace, perfect for gatherings. Upstairs, a central family room anchors four bedrooms, including a luxurious rear owner's bedroom with a five-piece ensuite and walk-in closet, a second bedroom with its own ensuite, and a well-designed main bath for the remaining bedrooms. Images are representative and subject to change. Photos are representative.

Built in 2025

## Essential Information

MLS® #	A2189414
Price	\$894,145
Bedrooms	5
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	2,627
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	83 Amblesfield Grove Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2L4

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data, Stone Counters, Smart Home
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 29th, 2025
Days on Market	81
Zoning	TBD
HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Bode Platform Inc.
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