

\$755,000 - 92 Amblefield Grove Nw, Calgary

MLS® #A2264277

\$755,000

3 Bedroom, 3.00 Bathroom, 2,046 sqft
Residential on 0.08 Acres

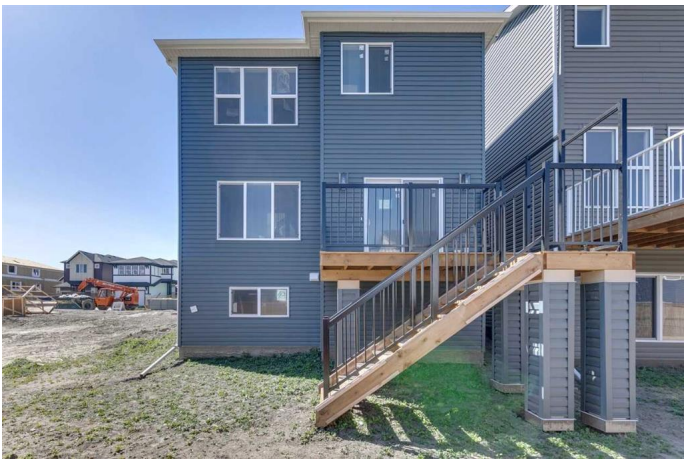
Ambleton, Calgary, Alberta

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.

Built in 2025

Essential Information

MLS® #	A2264277
Price	\$755,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,046
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached



Style	2 Storey
Status	Active

Community Information

Address	92 Amblefield 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	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Decorative
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	October 14th, 2025
-------------	--------------------

Days on Market	18
Zoning	R-G
HOA Fees	262
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.