



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

27 Amblesfield Common NW
Calgary, Alberta

MLS # A2252270



\$894,650

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,333 sq.ft.	Age:	2024 (1 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Experience comfort and style in the beautifully designed Denali 6. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub.. The fully developed basement features a TWO BEDROOM LEGAL SUITE including full bathroom, 9' ceilings, and convenient side entrance—perfect for extended family living. On the main floor, you'll find a bedroom and full bath with walk-in shower. The executive kitchen showcases built-in stainless steel appliances and opens to a bright living space with a gas fireplace. Upstairs offers a vaulted bonus room and a luxurious 5-piece ensuite with tiled walk-in shower and soaker tub. Many windows throughout and a rear deck complete this exceptional home. Photos are representative.