



GRASSROOTS
REALTY GROUP

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112 Amblefield Grove NW
Calgary, Alberta

MLS # A2315028



\$719,678

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,909 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

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

Welcome to the Birkley 3 by Sterling Homes Calgary! 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. Energy efficient and smart home features, plus moving concierge services included in each home. Welcome to this beautifully appointed 2025 specification home situated on a sunshine lot. The kitchen features a chimney hood fan with microwave wall unit, pendant lighting above the eating ledge, and a convenient walk-in pantry. The ensuite offers a fiberglass base shower with tiled walls, a tiled niche, and a bank of drawers for added storage. Fall in love with the maple railing with iron spindles that add the perfect finishing touch to this home. Enjoy thoughtful upgrades throughout, including a side entrance, painted basement floor, larger basement windows, and added garage width. Relax by the electric fireplace with maple cap or step out onto the 10' x 12' rear deck complete with BBQ gas line. 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, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range 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. Some photos are a representative.