



GRASSROOTS
REALTY GROUP

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76 Amblesfield Terrace NW
Calgary, Alberta

MLS # A2332304



\$575,000

Division:	Moraine		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,603 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Creek/River/Stream/P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
Inclusions:	N/A		

3 bedroom home with 2.5 baths. Main floor is bright and is open concept with large kitchen island. There is a living room in the front and in the rear is the dining area . Access to the double garage is through the mud room situated at the back. A 2 pc. bathroom is conveniently located on this main floor. Upstairs you have the primary bedroom with an ensuite bathroom and a walk-in closet. Two additional bedrooms and another 4 pc bathroom as well as your upper floor laundry are located on this floor. The basement is unfinished and waiting for your own finishing ideas. This home is occupied by a wonderful tenant so we need at least 24Hrs. notice. Thanks.