



GRASSROOTS
REALTY GROUP

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44 Amblesfield Avenue NW
Calgary, Alberta

MLS # A2346482



\$735,000

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,777 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Zero Lot L		

Heating:	Central, Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bidet, Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Built In Security Cameras, Solar Panels		

Step through the FRONT DOOR and the home unfolds in front of you. A MAIN FLOOR BEDROOM and POWDER ROOM sit just inside, ready for guests, parents, or anyone who would rather skip the stairs. Past the entry, the home opens into a generous LIVING AREA that flows straight into the DINING SPACE, the kind of footprint where the couch, the table, and the conversation never have to compete for room. At the back of the home, the C-SHAPED KITCHEN anchors it all on QUARTZ COUNTERS and STAINLESS APPLIANCES, with a deep WALK-IN PANTRY tucked beside it. Up the staircase, the home turns private. Three UPPER BEDROOMS, including a PRIMARY SUITE crowned by a WALK-IN CLOSET and 4-PIECE ENSUITE. UPPER FLOOR LAUNDRY sits steps from the bedrooms, and a DEDICATED WORK-FROM-HOME SPACE rounds out the level so 5pm actually feels like 5pm. A SEPARATE SIDE ENTRANCE leads down to the 2-BED LEGAL BASEMENT SUITE, finished in LVP FLOORING THROUGHOUT and already tenanted at \$1,200 a month, with the renter ready to extend another year. Out back, a FULLY FENCED YARD, a generous DECK, and a DETACHED 2-CAR GARAGE. 10 SOLAR PANELS overhead. A full SMART HOME PACKAGE woven through, with BUILT-IN SECURITY CAMERAS at the FRONT DOORBELL, SIDE ENTRANCE, and REAR DECK. WALKING DISTANCE TO DAYCARE keeps morning drop-off a five-minute stroll, not a fifty-minute commute. This is prime opportunity for investors or buyers who want mortgage helper basement rental income. A 2024 JAYMAN HOME that earns from day one. Private showings now open at 44 Amblesfield Ave NW.