

# \$960,750 - 83 Amblefield Grove Nw, Calgary

MLS® #A2189414

**\$960,750**

5 Bedroom, 4.00 Bathroom, 2,627 sqft  
Residential on 0.09 Acres

Ambleton, Calgary, Alberta

Discover the Saffron II by Shane Homes, a stunning pre-construction opportunity that redefines modern living with style and functionality. This home offers a super kitchen option, spice kitchen option, and potential basement development preparation on a traditional lot, making it as versatile as it is elegant. Step inside to an inviting foyer that opens to a cozy sitting area and a central lifestyle room, creating a warm and welcoming atmosphere. The heart of the home features a super kitchen with a spacious island, built-in appliances, and an optional spice kitchen. The kitchen flows seamlessly into a bright dining nook and a living room with an electric fireplace, perfect for gatherings. Upstairs, a central family room anchors four bedrooms, including a luxurious rear owner's bedroom with a five-piece ensuite and walk-in closet, a second bedroom with its own ensuite, and a well-designed main bath for the remaining bedrooms. Images are representative and subject to change. Photos are representative.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2189414  |
| Price     | \$960,750 |
| Bedrooms  | 5         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,627       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 83 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 | Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s), Wired for Data |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Decorative, Electric  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 66                 |
| Zoning         | TBD                |
| HOA Fees       | 263                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

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

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