

76 Amblefield Grove NW
Calgary, Alberta

MLS # A2249241



\$809,000

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,224 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Zero Lot Line		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Ceramic Tile, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	Full, Unfinished		
Exterior:	Stone, Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-G		
Utilities:	-		

Features: Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Step into luxury with the Bennett — where style meets function. Built by a trusted builder, 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. This stunning home features a private side entrance, a main floor bedroom with full bath, and a chef-inspired executive kitchen with built-in stainless steel appliances, plus a spice kitchen with gas range. Soaring open-to-above ceilings in the great room, extra windows, and an elegant electric fireplace create a bright, airy feel. Upstairs, enjoy a vaulted bonus room, tiled bathrooms and laundry, and a spa-like 5-piece ensuite with a walk-in shower and soaker tub. Complete with a spacious rear deck—perfect for outdoor living.