

# \$755,000 - 92 Amblefield Grove Nw, Calgary

MLS® #A2264277

## \$755,000

3 Bedroom, 3.00 Bathroom, 2,046 sqft  
Residential on 0.08 Acres

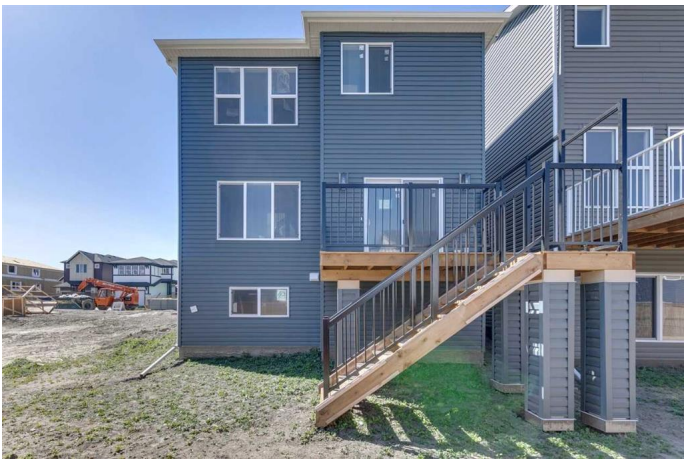
Ambleton, Calgary, Alberta

Immediate Possession Home by Shane Homes – The Moraine This stunning 3-bedroom, 2.5-bath front-drive home by Shane Homes is built on a sunshine basement lot, offering plenty of natural light and excellent future development potential. The main floor features a side entry door, welcoming electric fireplace, and a spacious walk-in pantry. Step out onto the 12'5" x 8'5" rear deck, perfect for relaxing or entertaining guests. Upstairs, a central family room provides additional living space, while the primary bedroom offers a luxurious 5-piece ensuite with dual vanities and a soaker tub. Each bedroom includes a walk-in closet, and the upper-level laundry room adds everyday convenience.

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264277    |
| Price          | \$755,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,046       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 92 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 | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer                       |
| Heating           | Forced Air, Natural Gas                                                                                |
| Cooling           | None                                                                                                   |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Electric, Decorative                                                                                   |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

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

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 14th, 2025 |
|-------------|--------------------|

|                |     |
|----------------|-----|
| Days on Market | 9   |
| Zoning         | R-G |
| HOA Fees       | 262 |
| HOA Fees Freq. | ANN |

**Listing Details**

Listing Office            Bode Platform Inc.

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