

# \$794,850 - 92 Amblefield Grove Nw, Calgary

MLS® #A2207531

## \$794,850

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

Ambleton, Calgary, Alberta

Spec Home by Shane Homes â€” The Moraine | Anticipated Move-In: Summer 2025 Discover The Moraineâ€”a beautifully appointed 3-bedroom, 2.5-bath front-drive home by Shane Homes, situated on a sunshine basement lot for added natural light and future development potential. The main level features a welcoming electric fireplace, a spacious walk-in pantry, and a convenient side entry ideal for a future development. Step outside to a 12'5" x 8'5" rear deckâ€”perfect for relaxing or entertaining. Upstairs, a central family room provides additional living space, while the luxurious primary bedroom offers a 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 by Shane Homes. Photos are representative.

Built in 2025

### Essential Information

MLS® #	A2207531
Price	\$794,850
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 Amblesfield 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, Stone Counters, Walk-In Closet(s), Smart Home
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	April 1st, 2025
Days on Market	36
Zoning	TBD
HOA Fees	262
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.