

# \$738,140 - 104 Amblesfield Grove Nw, Calgary

MLS® #A2254589

**\$738,140**

3 Bedroom, 3.00 Bathroom, 2,097 sqft

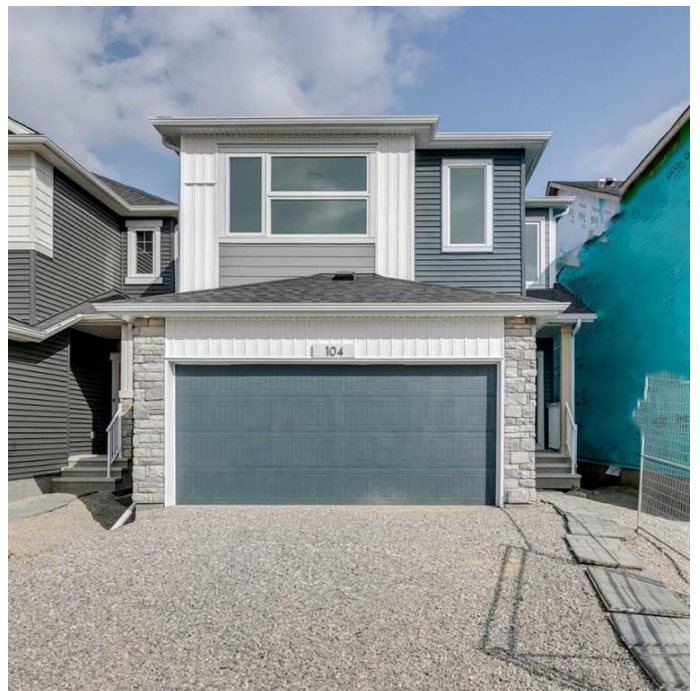
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Welcome to The Birkley â€” a stunning home designed for modern living. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a custom feel. 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 switchesâ€”all seamlessly controlled via an Amazon Alexa touchscreen hub. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! The spacious kitchen is equipped with stainless steel appliances, a chimney hood fan, built-in microwave, tile backsplash, and a walk-through pantry. Enjoy the cozy great room featuring an electric fireplace with floor-to-ceiling tile. The main floor also boasts a rear deck with a BBQ gas line and additional windows for natural light. Upstairs, a bright bonus room adds extra space for relaxation. All bedrooms come with walk-in closets, while the 5-piece ensuite offers dual sinks, a soaker tub, a walk-in shower with tiled walls, and a bank of drawers in the vanity. With paint-grade railings and iron spindles throughout, this home combines style and functionality in every detail. Photos are a representative.

Built in 2024

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2254589    |
| Price          | \$738,140   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,097       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 104 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, French Door, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Smart Home |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater                                                |
| Heating           | Forced Air, Natural Gas                                                                                                               |
| Cooling           | None                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                     |
| Fireplaces        | Electric, Decorative                                                                                                                  |

|                   |                              |
|-------------------|------------------------------|
| Has Basement      | Yes                          |
| Basement          | Full                         |
| <b>Exterior</b>   |                              |
| Exterior Features | None                         |
| Lot Description   | Back Yard                    |
| Roof              | Asphalt Shingle              |
| Construction      | Stone, Vinyl Siding, Wood Fr |
| Foundation        | Poured Concrete              |



**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 60                  |
| Zoning         | R-G                 |
| HOA Fees       | 250                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

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

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