

# \$857,000 - 68 Amblesfield Grove Nw, Calgary

MLS® #A2223809

**\$857,000**

4 Bedroom, 3.00 Bathroom, 2,461 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to this stunning Emerald by Shane Homes, currently under construction with an estimated completion of October 2025! Located on a quiet street directly across from a beautiful park, this home features a Super Kitchen with wall oven, built-in microwave, upgraded lighting, spacious island, and a large dining nook. The added spice kitchen includes an electric cooktop, extra sink, upper/lower cabinets, and wire shelving. Enjoy cooking with the gas cooktop and chimney hood fan. The main floor includes a full bath with shower. Upstairs, the primary bedroom offers a dual-sink ensuite with tiled shower, glass walls, and tile flooring. Additional upgrades include tile flooring in laundry and main bath, slim recessed lighting, side entry, large bedroom windows, full laundry hookups, 10'x10' deck with stairs, BBQ gas line, 7' side yard, and a \$10,000 interior design allowance being offered by Shane Homes. Gas line for a second furnace included. Key Features of the Emerald by Shane Homes: Super Kitchen Option Wall oven & built-in microwave 9 drawers for extra storage Larger island Upgraded lighting Expanded dining nook Spice Kitchen Extra sink Electric cooktop Lower and upper cabinets Wire shelving Upgraded Cooking Area Chimney hood fan Gas cooktop upgrade Outdoor Features 10'x10' deck with stairs to grade BBQ gas line 7' sideyard Bathrooms Main floor full bathroom with shower and vanity Upgraded ensuite with: Tiled shower with glass walls



Dual sinks Tiled flooring Increased size Interior  
Finishes Tile flooring in laundry and main bath.  
Undermount sinks throughout, \$10,000 interior  
design allowance offered by Shane Homes, 4  
slim lights in living room and family room.  
Home Enhancements 3 larger bedroom  
windows, Full laundry hookups Side entry and  
9' foundation Gas line for second furnace  
Location Quiet street, directly across from the  
park. Photos are representative and for  
illustrative purposes only.

Built in 2025

**Essential Information**

MLS® #	A2223809
Price	\$857,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,461
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	68 Amblefield Grove Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2L7

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), 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, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 22nd, 2025

Days on Market 13

Zoning TBD

HOA Fees 263

HOA Fees Freq. ANN

## Listing Details

Listing Office Bode Platform Inc.

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