

27 Amblefield Common NW  
Calgary, Alberta

MLS # A2252270



\$889,400

|             |                                                                                                                                                 |        |                  |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------|
| Division:   | Moraine                                                                                                                                         |        |                  |
| Type:       | Residential/House                                                                                                                               |        |                  |
| Style:      | 2 Storey                                                                                                                                        |        |                  |
| Size:       | 2,333 sq.ft.                                                                                                                                    | Age:   | 2024 (1 yrs old) |
| Beds:       | 7                                                                                                                                               | Baths: | 4                |
| Garage:     | Double Garage Attached                                                                                                                          |        |                  |
| Lot Size:   | 0.07 Acre                                                                                                                                       |        |                  |
| Lot Feat:   | Back Yard                                                                                                                                       |        |                  |
| Heating:    | Forced Air, Natural Gas                                                                                                                         |        | Water: -         |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                               |        | Sewer: -         |
| Roof:       | Asphalt Shingle                                                                                                                                 |        | Condo Fee: -     |
| Basement:   | Finished, Full, Suite                                                                                                                           |        | LLD: -           |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                                                                 |        | Zoning: R-G      |
| Foundation: | Poured Concrete                                                                                                                                 |        | Utilities: -     |
| Features:   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |        |                  |
| Inclusions: | N/A                                                                                                                                             |        |                  |

Experience comfort and style in the beautifully designed Denali 6. Built by a trusted builder with over 70 years of experience, 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&rsquo;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&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub.. The fully developed basement features a TWO BEDROOM LEGAL SUITE including full bathroom, 9' ceilings, and convenient side entrance&mdash;perfect for extended family living. On the main floor, you'll find a bedroom and full bath with walk-in shower. The executive kitchen showcases built-in stainless steel appliances and opens to a bright living space with a gas fireplace. Upstairs offers a vaulted bonus room and a luxurious 5-piece ensuite with tiled walk-in shower and soaker tub. Many windows throughout and a rear deck complete this exceptional home. Photos are representative.