

## 21 Amblefield View NW Calgary, Alberta

MLS # A2212100



\$938,000

Division: Moraine Residential/House Type: Style: 2 Storey Size: 2,228 sq.ft. Age: 2023 (2 yrs old) **Beds:** Baths: Garage: **Double Garage Attached** Lot Size: 0.08 Acre Lot Feat: Back Yard, Landscaped, Level

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full, Suite **Exterior:** Stone, Vinyl Siding, Wood Frame Zoning: R-G Foundation: **Poured Concrete Utilities:** 

Features: Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

TRICO HOMES SHOWHOME LEASEBACK - Nestled in the vibrant, family-friendly Ambleton community with easy access to amenities. This 2,207 sqft home features 3 bedrooms on the upper floor, 2 full bathrooms, a central bonus room, a main floor bedroom with a full bathroom and spice kitchen, plus an open-to-below great room, ideal for modern living. Premium finishes include built-in stainless-steel appliances, quartz waterfall countertops, upgraded lighting fixtures, and a full-width concrete deck pad. The master bedroom includes a tray ceiling and walk-in closet, while the luxurious ensuite offers dual sinks, a free-standing soaker tub, and a glass and tile curb-less shower. The basement legal secondary suite comes with 2 bedrooms and 1 bathroom. As a Showhome, The Encore Showhome comes with many upgrades and options that offer style and sophistication! photos are representative.