

# \$809,000 - 76 Amblesfield Grove Nw, Calgary

MLS® #A2249241

**\$809,000**

4 Bedroom, 3.00 Bathroom, 2,224 sqft

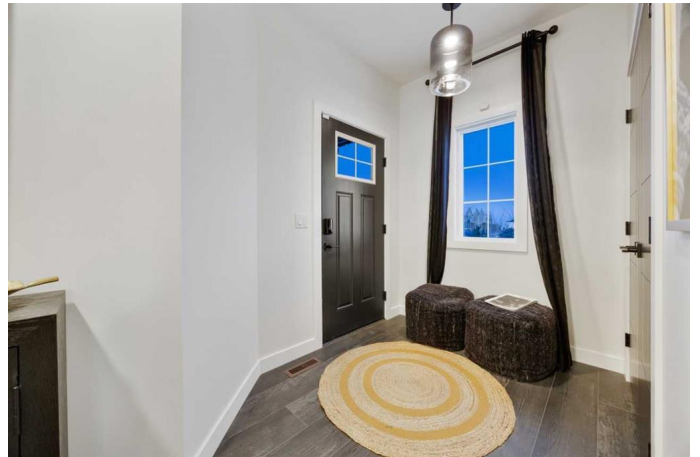
Residential on 0.07 Acres

Ambleston, Calgary, Alberta

Step into luxury with the Bennett — where style meets function. Built by a trusted builder, 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'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—all seamlessly controlled via an Amazon Alexa touchscreen hub. This stunning home features a private side entrance, a main floor bedroom with full bath, and a chef-inspired executive kitchen with built-in stainless steel appliances, plus a spice kitchen with gas range. Soaring open-to-above ceilings in the great room, extra windows, and an elegant electric fireplace create a bright, airy feel. Upstairs, enjoy a vaulted bonus room, tiled bathrooms and laundry, and a spa-like 5-piece ensuite with a walk-in shower and soaker tub. Complete with a spacious rear deck—perfect for outdoor living.

Built in 2024



## Essential Information

MLS® #	A2249241
Price	\$809,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,224
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	76 Amblefield Grove Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2L7

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Smart Home
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Gas 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, Unfinished

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Zero Lot Line
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 19th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bode Platform Inc.
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