



# 104 Amblesfield Grove Calgary Alberta

\$767,500

Welcome to The Birkley - 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 suite 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. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary until July 1st, 2025. 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. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentials--even providing boxes! Photos are a representative. (id:6769)

2pc Bathroom .00 M x .00 M  
Dining room 13.33 M x 9.58 M  
Great room 12.92 M x 13.33 M  
Kitchen 12.58 M x 14.08 M  
5pc Bathroom .00 M x .00 M

4pc Bathroom .00 M x .00 M  
Primary Bedroom 12.42 M x 13.58 M  
Bedroom 11.08 M x 10.42 M  
Bedroom 12.25 M x 12.00 M  
Bonus Room 16.58 M x 11.67 M

Listing Presented By:



Originally Listed by:  
Bode Platform Inc.

<http://bodecanada.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)