



116 Amblesfield Grove Calgary Alberta

\$797,191

Welcome to the Abbott 2 – a beautifully designed 3-storey home that blends style, comfort, and functional living. 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. Energy efficient and smart home features, plus moving concierge services included in each home. The main floor features a versatile flex room and a modern great room centered around an electric fireplace with floor-to-ceiling tile. The contemporary kitchen offers stainless steel appliances, a chimney hoodfan, and a spacious walk-in pantry, with a rear deck just steps away for effortless indoor-outdoor living. On the upper levels, enjoy a luxurious 5-piece ensuite, many windows that fill each floor with natural light, and an impressive third-floor balcony—the perfect private escape. Thoughtfully designed and rich in features, the Abbott 2 brings elevated living to every level. 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 range 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. Photos are representative. (id:6769)

Bedroom 10.75 Ft x 8.83 Ft
Bonus Room 11.50 Ft x 8.42 Ft
4pc Bathroom .00 Ft x .00 Ft
Dining room 10.00 Ft x 8.67 Ft
Great room 10.50 Ft x 12.25 Ft
Kitchen 9.33 Ft x 11.50 Ft
Other 8.75 Ft x 8.17 Ft
2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 12.42 Ft x 12.25 Ft
5pc Bathroom .00 Ft x .00 Ft
Other 8.25 Ft x 4.50 Ft
Bedroom 9.50 Ft x 12.92 Ft
Bedroom 10.50 Ft x 12.67 Ft
4pc Bathroom .00 Ft x .00 Ft
Bonus Room 11.17 Ft x 13.42 Ft

Listing Presented By:



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