



96 Amblefield Grove Calgary Alberta

\$739,900

Welcome to 96 Amblefield Grove NW, a stunning Trico Homes build offering modern elegance, functional design, and exceptional value in one of Calgary's fast-growing northwest communities. Priced at \$769,800, this beautiful 3-bedroom, 2.5-bath home sits on a walkout homesite and blends thoughtful upgrades with timeless style, making it the perfect fit for growing families or those seeking a brand-new home in a connected community. Step inside and be greeted by soaring 9' ceilings on the main floor, rich LVT flooring, and an open-concept layout designed for both everyday living and entertaining. The main floor flex room provides a versatile space that can be used as a home office, playroom, or study. At the heart of the home is a chef-inspired kitchen featuring 1 1/4" quartz countertops, 42" upper cabinets with crown moulding, a walk-in pantry, gas line to the kitchen range, and upgraded lighting that highlights the elegant finishes. The adjacent living area is anchored by a 50" electric fireplace, creating a warm and inviting space. A 24' x 10' rear deck with aluminum railings extends your living space outdoors, making it ideal for entertaining or relaxing while enjoying the view from your walkout lot. Upstairs, you'll find three spacious bedrooms, each with its own walk-in closet, as well as a convenient laundry area with front-load washer and dryer included. The luxurious primary bedroom is a true retreat with a 5-piece ensuite, featuring double vanities with quartz counters, a deep soaker tub, and a separate shower. The walkout basement offers incredible future potential, with 9' foundation walls, a door and two 5'x5' windows as part of the walkout package--perfect for future development and additional living space. This home is built with quality materials and curb appeal in mind, featuring a durable exterior with Hardie board, smartboard, vinyl, and stone accents, ...

Recreational, Games room 21.42 Ft x 39.33 Ft

2pc Bathroom 4.83 Ft x 5.33 Ft

Dining room 10.50 Ft x 9.58 Ft

Kitchen 11.83 Ft x 12.00 Ft

Living room 12.25 Ft x 15.75 Ft

Office 11.42 Ft x 7.75 Ft

5pc Bathroom 9.50 Ft x 10.83 Ft

Bedroom 10.00 Ft x 9.83 Ft

Bedroom 12.33 Ft x 9.83 Ft

Family room 17.92 Ft x 12.75 Ft

Laundry room 8.50 Ft x 5.58 Ft

Primary Bedroom 12.83 Ft x 13.83 Ft

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Listing Presented By:



Originally Listed by:
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4pc Bathroom 8.42 Ft x 4.83 Ft

Other 9.50 Ft x 5.08 Ft