

\$767,500 - 104 Amblesfield Grove Nw, Calgary

MLS® #A2202455

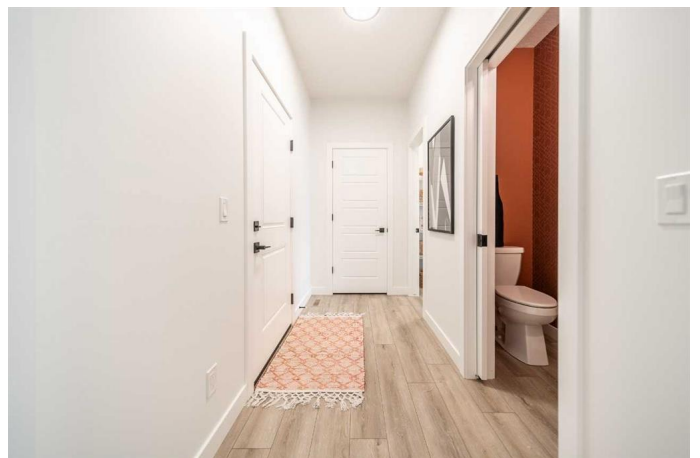
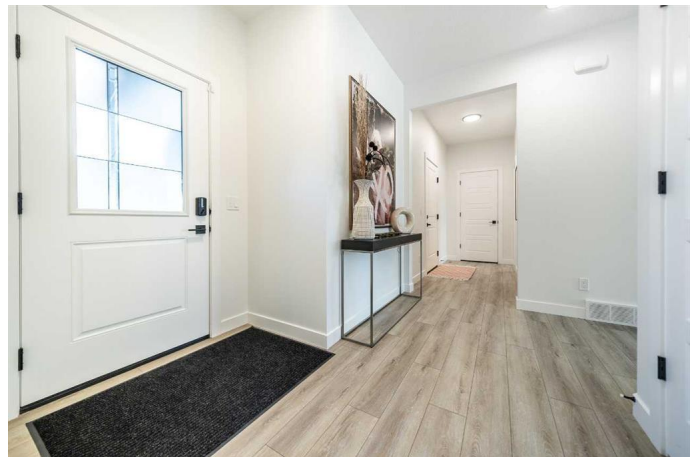
\$767,500

3 Bedroom, 3.00 Bathroom, 2,097 sqft

Residential on 0.07 Acres

Ambleston, Calgary, Alberta

Welcome to The Birkley â€” 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 switchesâ€”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



essentialsâ€”even providing boxes! Photos are a representative.

Built in 2024

Essential Information

MLS® #	A2202455
Price	\$767,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,097
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	104 Amblefield Grove Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2L4

Amenities

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

Interior

Interior Features	Double Vanity, Open Floorplan, Walk-In Closet(s), French Door, Pantry, Smart Home, Soaking Tub, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Electric Range, Tankless Water Heater

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 17th, 2025
Days on Market	113
Zoning	TBD
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.