

# \$749,965 - 104 Amblefield Grove Nw, Calgary

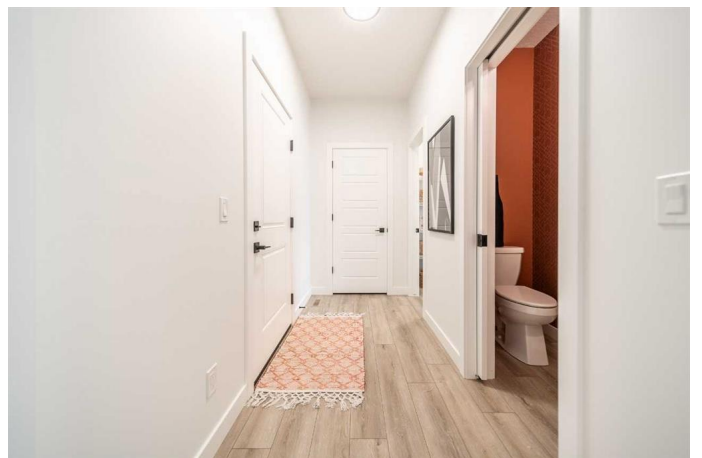
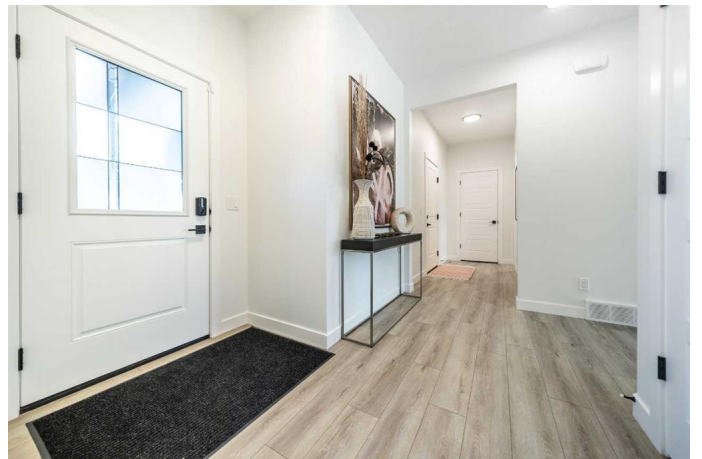
MLS® #A2202455

**\$749,965**

3 Bedroom, 3.00 Bathroom, 2,097 sqft  
Residential on 0.07 Acres

Ambleton, 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. 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	\$749,965
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, French Door, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, 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, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	140
Zoning	TBD
HOA Fees	250
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Bode Platform Inc.
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