

\$819,575 - 58 Amblesfield Common Nw, Calgary

MLS® #A2262641

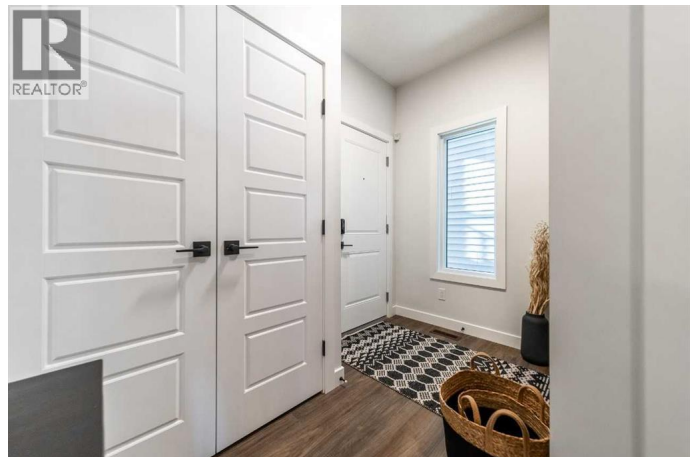
\$819,575

4 Bedroom, 3.00 Bathroom, 2,340 sqft

Single Family on 0.07 Acres

Moraine, Calgary, Alberta

Welcome to the Damon — where luxury meets functionality in every detail! 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. This stunning home features an executive kitchen with built-in stainless-steel appliances, a gas cooktop, waterfall island edge, and elegant pendant lighting, complemented by a fully equipped spice kitchen with its own gas range and additional pantry space. Enjoy added convenience with a mudroom, upper floor laundry with a quartz counter above, and a 9' basement ceiling. Unwind in the vaulted bonus room with balcony access or cozy up to the tiled electric fireplace in the great room. Bathrooms boast quartz counters, and a spa-like 5-piece ensuite with soaker tub and tiled walk-in shower. Complete with BBQ gas line, paint-grade railings, tray ceiling in the primary bedroom and extra windows for natural light, the Damon is your dream home. 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 can 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 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. Photos are representative. (id:6289)

Built in 2024

Essential Information

Listing #	A2262641
Price	\$819,575
Bedrooms	4
Bathrooms	3.00
Square Footage	2,340
Acres	0.07
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	58 Amblesfield Common Nw
Subdivision	Moraine
City	Calgary
Province	Alberta
Postal Code	T3P2L5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Range - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Bode Platform Inc.



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