

\$839,191 - 116 Amblesfield Grove Nw, Calgary

MLS® #A2271635

\$839,191

4 Bedroom, 4.00 Bathroom, 2,326 sqft

Residential on 0.08 Acres

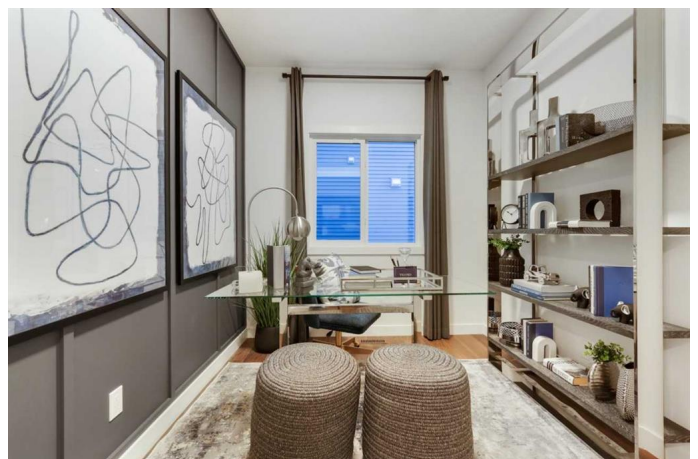
NONE, Calgary, Alberta

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.

Built in 2025

Essential Information

MLS® #	A2271635
Price	\$839,191
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,326
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

Community Information

Address	116 Amblefield Grove Nw
Subdivision	NONE
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, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
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