



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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21 Amblesfield View NW  
Calgary, Alberta

MLS # A2212100



\$975,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

TRICO HOMES SHOWHOME LEASEBACK - Nestled in the vibrant, family-friendly Ambleton community with easy access to amenities. This 2,207 sqft home features 3 bedrooms on the upper floor, 2 full bathrooms, a central bonus room, a main floor bedroom with a full bathroom and spice kitchen, plus an open-to-below great room, ideal for modern living. Premium finishes include built-in stainless-steel appliances, quartz waterfall countertops, upgraded lighting fixtures, and a full-width concrete deck pad. The master bedroom includes a tray ceiling and walk-in closet, while the luxurious ensuite offers dual sinks, a free-standing soaker tub, and a glass and tile curb-less shower. The basement legal secondary suite comes with 2 bedrooms and 1 bathroom. As a Showhome, The Encore Showhome comes with many upgrades and options that offer style and sophistication! photos are representative.