

9 Amblefield View NW

📍 - Ambleton, NW Calgary
Job # 220079



 **Total Sq. Ft. - 2274**

 **Bedrooms - 4**

 **Bathrooms - 3**

 **Garage - 2 Car**

The foundation of every Sterling Home is our **Sterling Standards**. This show home has the following upgraded items:

Kitchen

- Executive kitchen
- Waterfall edge on island
- Upgraded quartz
- Upgraded backsplash to quartz
- Upgraded silgranit sink
- Two-toned cabinetry
- Open shelves on island
- Black faucet and fixtures
- Pendant lights over island
- Spice Kitchen

Bathrooms

- Ensuite shower with tiled walls and bench
- Tiled floors in ensuite & main bath
- Framed mirrors in ensuite and main bath
- Upgraded faucets and bath hardware

Convenience

- Vinyl rear deck (12'-6" x 10')
- Air conditioning
- Irrigation
- Landscaping

Extra Features

- Wrought iron railing
- 3 bedroom upper floor with open to below great room
- Main floor full bathroom and bedroom
- Locker system in mudroom
- EL6 fireplace with wall detail
- Additional windows
- Tray ceiling in master bedroom
- Wall feature in master bedroom
- Upgraded tile
- Upgraded light fixtures
- Washer & dryer
- Finished stairs to basement
- Gasline for BBQ
- Vaulted ceiling in bonus room
- Wallpaper and feature wall paint

One Bedroom Legal Basement Suite

- Full kitchen
- Stacked washer and dryer
- LVP flooring throughout main living area

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LEGACY

SHOWHOME

Sterling HOMES

A QUALICO Company



Bsmt Suite: 818 sq. ft.

Main Level: 1110 sq. ft.

Upper Level: 1164 sq. ft.