

\$849,900 - 77 Amblehurst Way Nw, Calgary

MLS® #A2074949

\$849,900

4 Bedroom, 3.00 Bathroom, 2,371 sqft

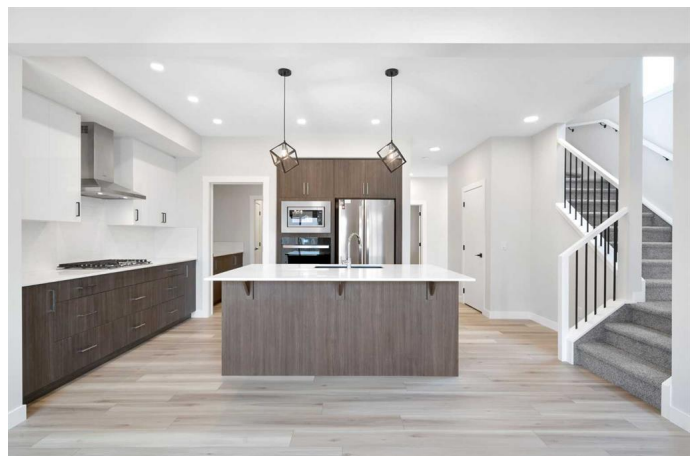
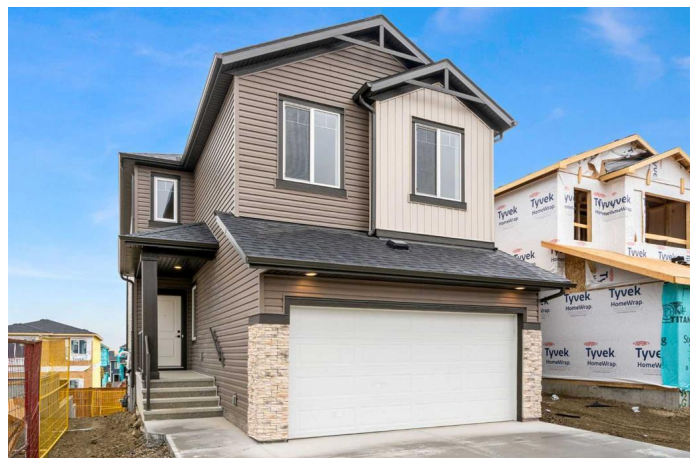
Residential on 0.08 Acres

Ambleton, Calgary, Alberta

We present a STUNNING FULLY UPGRADED New Home in the heart of Northwest Calgary that has never been lived in. Prepare to be captivated by the serene ambiance of this 2370+ sq ft Luxury House with exceptional features. Situated on a RARE WALKOUT lot in the highly sought-after Ambleton NW Calgary, this home is truly exceptional.

The centrepiece of the main floor is a cozy electric fireplace, creating a warm and inviting atmosphere. The main floor also boasts a generous dining area and a great room that provides ample space for relaxation and entertainment. Step out onto the deck at the back, where you will have direct gas line which can be used to savor delightful barbecues with your loved ones, all while enjoying the beautiful surroundings. The main floor is adorned with luxury vinyl plank flooring, creating a modern and inviting atmosphere. Having a bedroom and FULL bath on the main is an amazing feature for families with elderly individuals.

Upstairs, you will discover the immaculate usage of living space. It has a large Master bedroom with 5 pc ensuite, 3 other well-sized bedrooms, and a Full Bath ensuring that everyone has their own space and comfort. It also features a large flexible living space that can be used as a family room, play area, or a home office. The upper floor also hosts a laundry area, making household chores a breeze. The upper floor is adorned with cozy carpeting, providing a warm



and comfortable retreat.

The basement is a WALKOUT with 9-foot ceilings, awaiting your creative touch. Imagine the possibilities for additional living space, a recreation area, or even a home theater—the choice is yours.

Experience the best of Calgary's new northwest, with convenient access to major roadways and amenities. This home is vacant and available for quick possession, allowing you to move in and make it your own without delay.

This masterpiece is truly one-of-a-kind and is expected to generate immense interest. Don't miss out on this incredible opportunity!

Built in 2023

Essential Information

MLS® #	A2074949
Price	\$849,900
Sold Price	\$840,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,371
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	77 Amblehurst Way Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2A1

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Unfinished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2023
Date Sold	November 1st, 2023
Days on Market	66
Zoning	R-G
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	URBAN-REALTY.ca
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