

\$789,900 - 114 Amblehurst Way Nw, Calgary

MLS® #A2106882

\$789,900

3 Bedroom, 3.00 Bathroom, 2,049 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to this stunning brand new, NEVER LIVED IN, fully upgraded home that awaits its first proud owner. Nestled for full privacy at the back, this gem boasts the best south backyard, inviting the warmth of sunlight through big windows. Imagine everyday waking up to stunning views of a playground from your bedroom while enjoying full privacy. With the assurance of full builder warranties, peace of mind comes included with this lovely home. The main floor welcomes you with an open concept design, featuring a spacious living area adorned with a cozy fireplace – perfect for relaxing times. The kitchen, adjacent to the dining area, is a stylish upgrade, marrying modern aesthetics with enhanced storage functionality. A flex room on the main level adds versatility, suitable for an office, study, or simply a relaxing retreat. As you ascend to the upper floor, a huge centralized bonus room awaits, providing an ideal space for family entertainment or a separate sitting area. The grand primary bedroom boasts a 5-piece ensuite full washroom, offering a private oasis within your home and beautiful backyard views. Two additional bedrooms and another full washroom cater to all family needs. The laundry room is conveniently located on the upper level. The basement comes with separate entrance, large south side windows for maximum natural light and provides additional unfinished space for your family. Situated in a prime location, this lovely abode



is in proximity to schools, a full retail plaza, a serene pond and convenient access to major roadways for easy commuting. This home is a harmonious blend of elegance, functionality and location, promising a life of convenience and comfort. CHECK VIRTUAL TOUR and come visit to appreciate this house.

Built in 2023

Essential Information

MLS® #	A2106882
Price	\$789,900
Sold Price	\$768,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,049
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	114 Amblehurst Way Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2A1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator
Heating	Central, Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Cleared, No Neighbours Behind, Rectangular Lot, Sloped, Sloped Up
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 9th, 2024
Date Sold	March 30th, 2024
Days on Market	50
Zoning	R-G
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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