

\$779,900 - 134 Amblehurst Way Nw, Calgary

MLS® #A2108364

\$779,900

3 Bedroom, 3.00 Bathroom, 2,095 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to this Luxury upgraded brand new 2023 built never lived in with SEPRATE SIDE ENTRANCE, over 2000 sq ft of living space boasts 3 Beds, 2.5 Baths, BONUS ROOM and a DOUBLE ATTACHED GARAGE. Nestled for full privacy at the back, this gem boasts the best south-facing backyard. Upon entering the main floor, you'll be welcomed by the 9-FOOT KNOCKDOWN CEILINGS and executive kitchen layout, complete with a beautiful island including built-in UPGRADED stainless-steel appliances, luxury QUARTZ COUNTERTOPS in the entire house. The kitchen cabinets adorned with contemporary molding, fashionable tile backsplash, and a roomy WALKTHROUGH PANTRY add a style functionality gourmet Kitchen, bathrooms with UNDERMOUNT SINKS add a touch of luxury. VINYL PLANK (LVP) FLOORING is featured throughout the main floor and laundry room. The 5-piece ensuite includes a shower with tiled walls plus modern tub, Walk-in closets in each bedroom provide ample storage, as you ascend to the upper floor, a HUGE BONUS ROOM providing an ideal space for family or kids entertainment. Electric Morden fireplace in the living room with 2-piece bathroom for your guest. AMBLETON is located closed to everything you need. SITUATED IN NW CALGARY ,Commuter routes like Stoney Trail, 14 Street NW and 144 Avenue NW provide easy access to downtown for work or quick access to Highway 1 and 2 for when you need to get out of town. AMPLETON benefits from



established transit options just blocks away from the community entrance, and planned extensions up Panorama Blvd will come as Ambleton grows.

Built in 2023

Essential Information

MLS® #	A2108364
Price	\$779,900
Sold Price	\$770,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,095
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	134 Amblehurst Way Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2A1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Full,

Exterior

Exterior Features	Private Yard
Lot Description	No Neighbours Behind, Recta
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	March 10th, 2024
Days on Market	23
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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