

\$779,900 - 145 Amblehurst Green Nw, Calgary

MLS® #A2122765

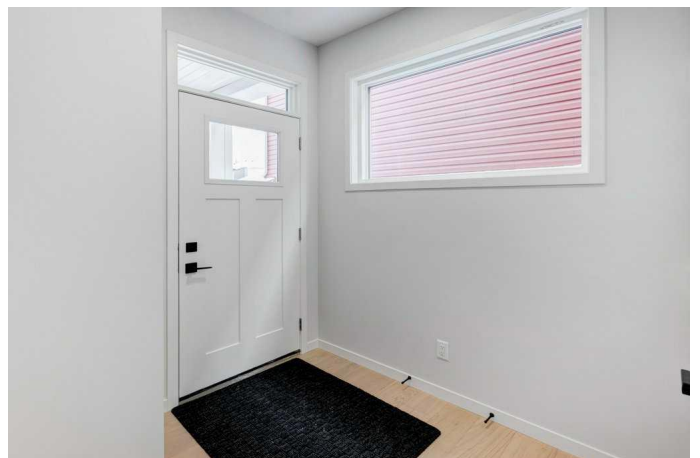
\$779,900

3 Bedroom, 3.00 Bathroom, 2,046 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to this stunning brand new fully upgraded home that awaits its first proud owner. This gem boasts the best south-facing backyard, inviting the warmth of sunlight through big windows. 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. 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 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® #	A2122765
Price	\$779,900
Sold Price	\$770,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,046
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	145 Amblehurst Green Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator

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

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 13th, 2024
Date Sold	May 9th, 2024
Days on Market	26
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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