

\$929,900 - 63 Amblehurst Link Nw, Calgary

MLS® #A2139206

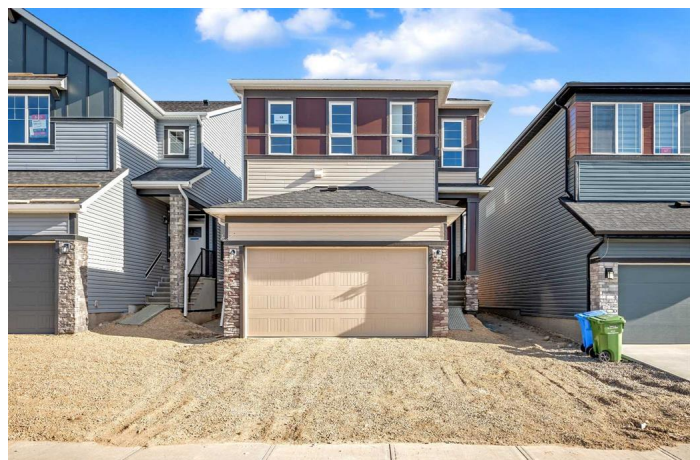
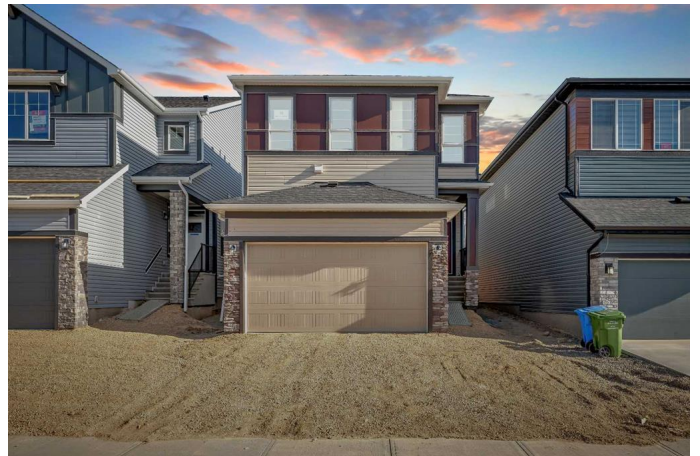
\$929,900

7 Bedroom, 5.00 Bathroom, 2,350 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to the AMBELTON, where you'll get the benefits of living in a well-established community. The location is perfect, as you're surrounded by great amenities such as shopping, entertainment, dining, and recreation. This home is, with 7 bedrooms, 5 bathrooms; 3270 sq ft of living space with elegant finishing, upgrades, and side entrance to the FINISHED 2 BEDROOM LEGAL SUITE By builder. When you enter the house, you will open concept modern and smart kitchen features modern cabinetry, quartz countertops, a high-end appliance package with gas stove and Refrigerator, Huge PANTRY with easy access to the garage and mudroom for your convenience. The spacious living room is highlighted by fireplace. This house has Huge Big windows illuminates the 9'6" main floor with natural light. The main floor also has a BEDROOM WITH FULL WAHSROOM with big window; Staircase with beautiful WOODEN railing which leads to the spacious bonus room. With total 4 spacious bedrooms, laundry area. Huge primary bedroom that comes with 5-piece ensuite is spa-like, with luxurious flooring, his and her sinks, soaker tub and a large glass enclosed shower. Moreover, this house has 2 master suites on upper floor: which perfect for big family. This is very RARE OPPORTUNITY TO OWN FULLY CUSTOMISED house in very central location of NW. There is so much to love about this home This is a great place for growing families with a network of walking



paths and PARK. With easy access to major roads like Deerfoot and Stoney, you'll be well connected to anywhere you want to go.

Built in 2024

Essential Information

MLS® #	A2139206
Price	\$929,900
Sold Price	\$915,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,350
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	63 Amblehurst Link Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B3P5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)
Appliances	ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave, Oven

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

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	July 19th, 2024
Days on Market	42
Zoning	R-G
HOA Fees	242.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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