

\$675,000 - 108 Amblehurst Green Nw, Calgary

MLS® #A2167124

\$675,000

4 Bedroom, 3.00 Bathroom, 1,783 sqft
Residential on 0.06 Acres

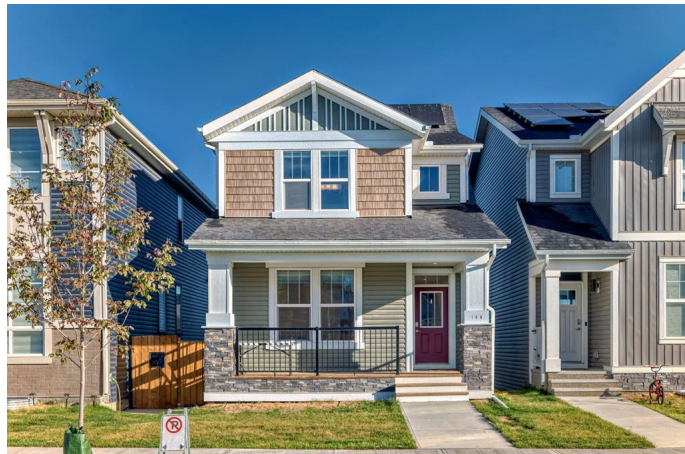
Ambleton, Calgary, Alberta

OPEN HOUSE at 11-1:30pm on Saturday 28th. Step into this stunning laned home in Ambleton, where modern design meets functionality. The main floor impresses with its bright, open-concept living and dining areas, featuring a massive window that invites an abundance of natural light. The sleek kitchen is a chef's dream, boasting stainless steel appliances, luxurious quartz countertops, and upgraded dual-tone linear cabinetry with a soffit and extended island for extra space. Luxury vinyl plank (LVP) flooring throughout creates a seamless flow. Front porch is great for sunshine.

With 9' knockdown ceilings enhancing the elegant atmosphere, the upper floor is equally impressive. It includes a spacious master bedroom complete with a 3-piece ensuite and walk-in closet, plus two generously sized additional bedrooms, a full bathroom, and a convenient laundry area with upgraded appliances. The large staircase and extra windows throughout the home ensure every corner is bathed in natural light.

The unfinished basement features a generous 8'9" ceiling height and walk out to grade level, offering endless potential for future development. Outside, detached 2-car garage.

This property is ideal for a growing family or as a solid investment in the vibrant community of Ambleton, with schools, parks, shopping, and



quick access to Stoney Trail just minutes away. Schedule your private tour today!

Built in 2022

Essential Information

MLS® #	A2167124
Price	\$675,000
Sold Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,783
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	108 Amblehurst Green Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B 3P5

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	November 9th, 2024
Days on Market	50
Zoning	R-G
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
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