

97 Amblehurst Gardens NW  
Calgary, Alberta

MLS # A2240470



**\$985,000**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,705 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Blinds, Curtain rods, All TV mounts, House Keys

Welcome Home to 97 Amblehurst Gardens NW — A Spacious, Stylish Family Home in a Prime Location! This beautifully maintained home offers over 2,700 sq ft of finished living space, plus an additional 1,052 sq ft of unfinished basement, giving you plenty of room to grow, entertain, and relax. Perfectly situated across from a lovely playground and just minutes from retail shops, schools, parks, ponds, and walking trails, this home combines convenience with a serene, family-friendly setting. Step inside to a spacious foyer with a large closet to welcome guests in style. To the left, a cozy den makes an ideal home office or reading nook. To the right, a rare main-floor bedroom and full 3-piece bath offer the perfect setup for guests or multi-generational living. The open-concept kitchen is a chef's dream, featuring elegant two-tone cabinetry, sleek blue and grey accents, stainless steel appliances, a gas stove, and a stainless steel hood fan. Love to cook and entertain? You'll adore the spice kitchen, fully equipped with a gas cooktop, sink, ample storage, and a window. A generous dining area and inviting living room with a gas fireplace complete this impressive main level. Upstairs offers nearly 1,550 sq ft of living space with a generous bonus room—the perfect space for family movie nights or a kids' play area—and FOUR bedrooms. The primary suite is a luxurious retreat with a massive bedroom and spa-like en-suite featuring dual sinks, an oversized soaker tub, walk-in shower and private water closet. The huge walk-in closet connects directly to the laundry room. Two more bedrooms share a hallway bath, while the fourth upstairs bedroom includes its OWN en-suite and walk-in closet—ideal for teens or guests! The full basement is unfinished and ready for your creative vision — whether you dream of a home gym, additional

bedrooms, or a rec space, the possibilities are endless. Additional features include a double attached garage, dual furnaces and Central Air Conditioning for your comfort. Plus, as this home is only a year old, it still has coverage under the Alberta New Home Warranty Program! This is a rare opportunity to own a home with this much space, style, and flexibility—all in a location families love. Book your showing today!