

69 Amblehurst Way NW

Calgary, Alberta

MLS # A2270992



\$899,900

|             |                                                                                                                                                                |            |                  |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|
| Division:   | Moraine                                                                                                                                                        |            |                  |
| Type:       | Residential/House                                                                                                                                              |            |                  |
| Style:      | 2 Storey                                                                                                                                                       |            |                  |
| Size:       | 2,336 sq.ft.                                                                                                                                                   | Age:       | 2024 (1 yrs old) |
| Beds:       | 6                                                                                                                                                              | Baths:     | 4                |
| Garage:     | Double Garage Attached                                                                                                                                         |            |                  |
| Lot Size:   | 0.08 Acre                                                                                                                                                      |            |                  |
| Lot Feat:   | Back Yard, Rectangular Lot, Sloped Down                                                                                                                        |            |                  |
| Heating:    | Forced Air                                                                                                                                                     | Water:     | -                |
| Floors:     | Carpet, Tile, Vinyl Plank                                                                                                                                      | Sewer:     | -                |
| Roof:       | Asphalt Shingle                                                                                                                                                | Condo Fee: | -                |
| Basement:   | Full                                                                                                                                                           | LLD:       | -                |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                                                                                | Zoning:    | R-G              |
| Foundation: | Poured Concrete                                                                                                                                                | Utilities: | -                |
| Features:   | Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s) |            |                  |
| Inclusions: | Blinds                                                                                                                                                         |            |                  |

Check out this amazing 6-bedroom, 1-flex room, 4 full bathrooms two-storey home in Ambleton! With over 2330 sq. ft. of luxurious living space, it features a walkout legal basement suite (currently used for short-term rental), perfect for families or multi-gen living. Main floor highlights: Open-concept living area with fireplace, Modern gourmet kitchen with granite countertops, high-end appliances, built-in oven & microwave combination and range hood, Main floor bedroom and full bathroom and Oversize deck for summer BBQs. Upstairs: Large bonus room for media or play, Upstairs laundry, Master bedroom with 5-piece ensuite and walk-in closet, 3 additional spacious bedrooms. Walkout basement: Fully developed and registered as a legal secondary suite, 9 ft ceilings, 1 bedroom, flexroom/den, kitchen, and laundry.