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## 69 Amblehurst Way NW Calgary, Alberta

MLS # A2270992



\$899,900

Division:	Moraine		
Туре:	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:** Water: Forced Air Floors: Sewer: Carpet, Tile, Vinyl Plank Roof: **Condo Fee:** Asphalt Shingle **Basement:** LLD: Full **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.