



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 (2 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.