

**69 Amblehurst Way NW  
Calgary, Alberta**

**MLS # A2270992**



# \$899,900

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,336 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot, Sloped Down		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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.