

\$899,900 - 166 Amblehurst Way Nw, Calgary

MLS® #A2191208

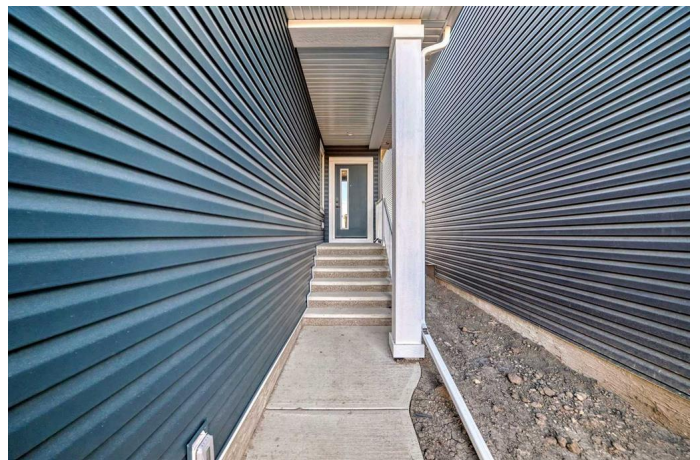
\$899,900

7 Bedroom, 4.00 Bathroom, 2,376 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Welcome to your new home in the heart of Ambleton in Moraine! This beautifully designed, never-lived-in residence offers an expansive 2376 sqft layout, perfect for families or those seeking a modern, comfortable lifestyle. This home comes with 2 bedroom LEGAL BASEMENT SUITE. The main floor features a thoughtfully placed bedroom, ideal for accommodating elderly parents or transforming into a private office. Experience culinary bliss in the elegant two-tone kitchen, boasting stylish cabinetry and top-of-the-line built-in stainless steel appliances. The walk-through pantry provides ample storage and convenience, making meal prep a breeze. The open-concept design flows seamlessly into the living room, where you can gather around the cozy fireplace for warm evenings. The adjoining dining room is perfect for hosting family dinners or entertaining guests. A well-appointed 2-piece bath on the main floor adds practicality to the layout, ensuring guests and family have easy access. Ascend to the upper floor, where you'll find four generous bedrooms. The master suite is a true retreat, featuring a 5-piece luxurious ensuite bathroom complete with dual sinks, a soaking tub, and a separate shower. A spacious bonus room offers a flexible space that can serve as a playroom, media center, or study area, adapting to your family's needs. The upper floor also includes a conveniently located laundry room, making chores efficient. Access a separate side entrance leading to the



expansive fully developed basement. This exceptional home combines modern design with thoughtful functionality, making it an ideal choice for your family’s next chapter. Don’t miss your chance to make it yours—call today to schedule a viewing before it’s gone!

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2191208 |
| Price | \$899,900 |
| Bedrooms | 7 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,376 |
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 166 Amblehurst Way Nw |
| Subdivision | Ambleton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 2J8 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows |
| Appliances | Built-In Oven, Built-In Range, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer |
| Heating | High Efficiency, Electric, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Yard, Front Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 30th, 2025 |
| Days on Market | 81 |
| Zoning | R-G |
| HOA Fees | 263 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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