

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

MLS® #A2191208

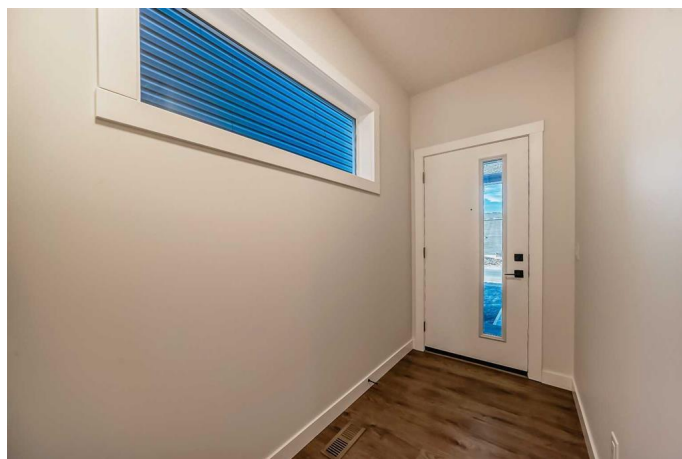
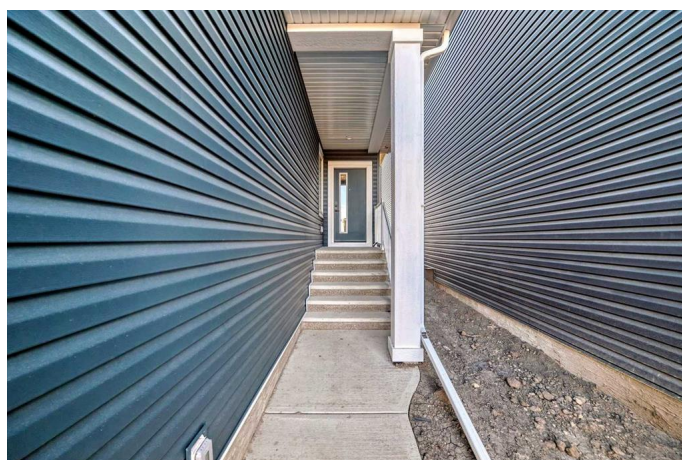
**\$899,900**

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	97
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.