

# \$839,900 - 53 Amblehurst Gardens Nw, Calgary

MLS® #A2257851

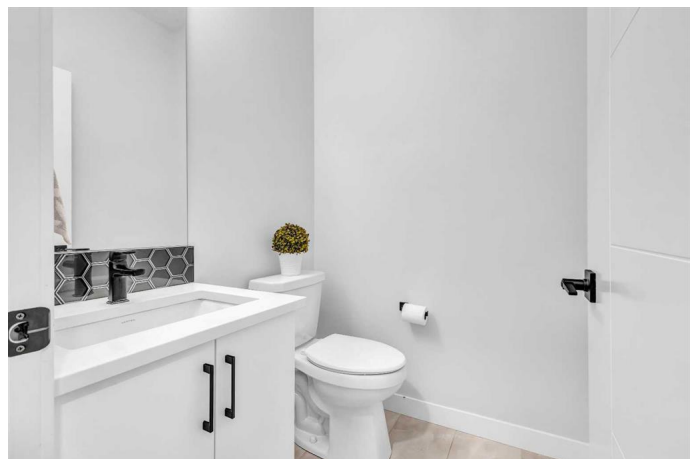
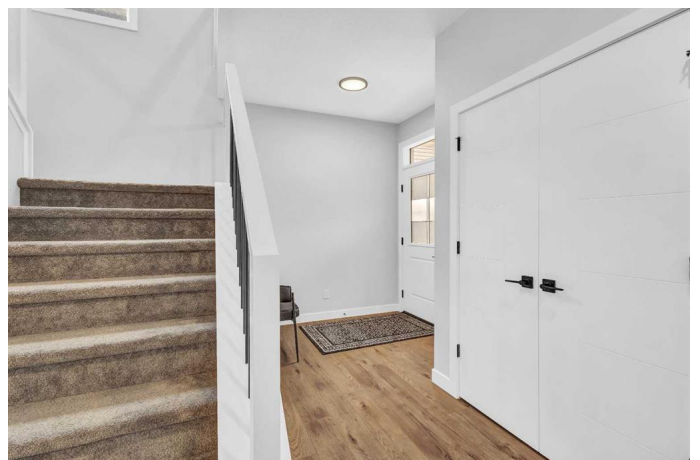
**\$839,900**

4 Bedroom, 3.00 Bathroom, 2,805 sqft

Residential on 0.09 Acres

Ambleton, Calgary, Alberta

Experience the perfect blend of luxury, comfort, and functionality in this beautifully designed detached home, ideally situated in the NW community of Moraine. Offering over 2,800 sq ft of refined living space across two levels, this residence features 4 spacious bedrooms, 2.5 bathrooms, and a double attached garage, making it the perfect home for families of all sizes. Step inside and be greeted by luxury vinyl plank flooring and an abundance of natural light streaming through expansive west-facing windows. The open-concept main floor is ideal for both entertaining and everyday living, with a spacious living area that seamlessly connects to the modern chef's kitchen. Here, you'll find sleek quartz countertops, stainless steel appliances, pristine white cabinetry, a large central island, and separate pantry for added convenience. Upstairs, a generous bonus room provides additional living space, perfect for a media room, home office, or play area. The upper level also features four well-sized bedrooms, including a serene primary suite complete with a luxurious 5-piece ensuite and an impressive walk-in closet. Enjoy your private outdoor oasis in the beautifully landscaped backyard, perfect for summer barbecues and evening relaxation. The double attached heated garage, along with the extended driveway, provides ample parking for both family and guests. Situated close to parks, schools, playgrounds, shops, and dining options, this home provides the ultimate



in convenience and lifestyle. Whether you're raising a family or simply seeking more space, this exceptional property checks all the boxes. Donâ€™t miss your opportunity to call this stunning home your own, schedule your private viewing today!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257851    |
| Price          | \$839,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,805       |
| Acres          | 0.09        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 53 Amblehurst Gardens Nw |
| Subdivision | Ambleton                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 1Z9                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Oven, Range Hood, Refrigerator, Washer, Electric Cooktop |
| Heating           | Forced Air                                                                                                      |
| Cooling           | Central Air                                                                                                     |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Electric                                                                                                        |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Back Yard, Landscaped           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 5                    |
| Zoning         | R-G                  |
| HOA Fees       | 263                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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