

\$849,900 - 77 Amblehurst Way Nw, Calgary

MLS® #A2206006

\$849,900

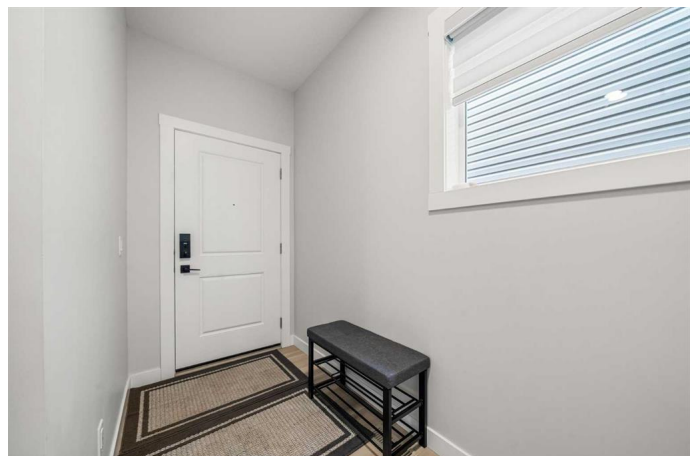
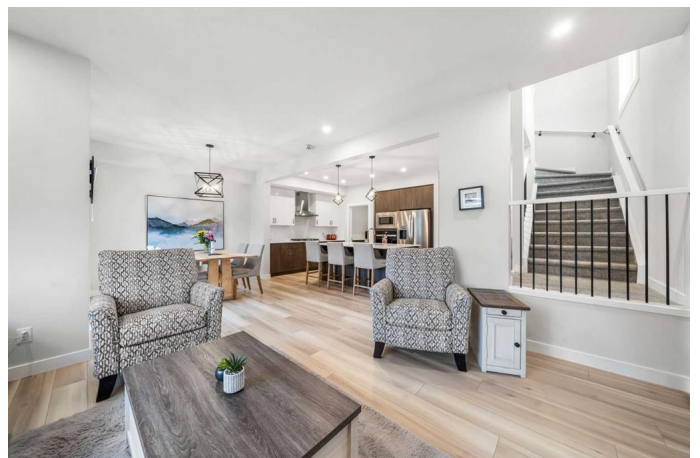
5 Bedroom, 3.00 Bathroom, 2,419 sqft
Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to this exceptional 5-bedroom, 3-bathroom, two-storey home offering over 2370 sq. ft. of luxurious living space in the desirable Moraine community. This rare walkout home boasts a spacious and open-concept design, perfect for modern living and entertaining. Step into the inviting living room, featuring a beautiful fireplace that adds both charm and warmth to the space. The expansive dining, kitchen, and living areas seamlessly flow together, creating a perfect setting for family gatherings and everyday comfort. A large mudroom offers added convenience, ideal for organizing outdoor gear and keeping the home tidy. The walk-through pantry provides easy access from the kitchen to the garage, offering plenty of space for storage and food preparation.

One of the five bedrooms is conveniently located on the main floor, making it perfect for guests or multi-generational living. Upstairs, you'll find a large bonus room, ideal for a home office or media area, along with a convenient upstairs laundry room that makes laundry day a breeze. The master bedroom is a true retreat, complete with a stunning 5-piece ensuite and a spacious walk-in closet that will exceed all your storage needs, providing a spa-like experience. Three additional generously-sized bedrooms upstairs offer ample space for the whole family.

The unfinished basement provides the perfect



opportunity to create your ideal living space, whether it's a home gym, recreation room, or extra bedroomsâ€”finish it as you wish to suit your needs.

This home is ideally located, just minutes away from top-rated schools, shopping, dining, and with easy access to Stoney Trail, making commuting a breeze. Don't miss the opportunity to own this luxury home in one of the most sought-after neighborhoods in the area!

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206006 |
| Price | \$849,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,419 |
| Acres | 0.08 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 77 Amblehurst Way Nw |
| Subdivision | Ambleton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 2A2 |

Amenities

| | |
|----------------|-------|
| Amenities | Other |
| Parking Spaces | 4 |

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room |
| Has Basement | Yes |
| Basement | Full, Unfinished, Walk-Out |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 27 |
| Zoning | R-G |
| HOA Fees | 263 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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