



**GRASSROOTS**  
REALTY GROUP

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**97 Amblehurst Gardens NW**  
**Calgary, Alberta**

**MLS # A2240470**



**\$895,000**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,705 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Blinds, Curtain rods, All TV mounts, House Keys

AN INCREDIBLE VALUE— Spacious, Stylish, and Ready for Its Next Owner! Welcome to 97 Amblehurst Gardens NW — a spacious, modern, 2024 built family home that offers exceptional value in the NW community of Ambleton/Moraine. With over 2,700 square feet of finished living space above grade, plus over 1,000 sq ft in the basement full of potential, this home offers the kind of space, features, and flexibility rarely found at this price point. Now is the perfect time to make your move! From the moment you arrive, you’ll notice the home is ideally located across from a beautiful playground, with easy access to parks, ponds, walking trails, schools, and retail amenities. Step inside to a bright and welcoming foyer with a large front closet and an airy layout that balances comfort and elegance. To your left, a cozy den provides the perfect space for a home office or reading nook. To your right, a main-floor bedroom and full 3-piece bath offer a rare and practical setup for multi-generational living or guests. The heart of the home is the stunning open-concept kitchen and living area. The kitchen features modern two-tone cabinetry, sleek stainless steel appliances, a gas stove, and a stainless steel hood fan. For serious cooks or anyone who loves to entertain, the fully equipped spice kitchen—with its own gas cooktop, sink, window, and extra storage—is a game-changer. A generous dining space flows seamlessly into the spacious living room, where a gas fireplace adds warmth and character to the space. Upstairs, nearly 1,550 square feet of beautifully designed space awaits, including a large bonus room perfect for movie nights or a kids’ hangout. Four spacious bedrooms offer ultimate comfort and flexibility, including not one but two primary suites. The main primary suite is a luxurious retreat with an oversized bedroom,

spa-inspired en-suite with dual sinks, a deep soaker tub, walk-in shower, and private water closet. Best of all, the walk-in closet connects directly to the laundry room for unbeatable convenience. The second upstairs suite features its own private bathroom and walk-in closet—ideal for teens, extended family, or guests—while the two remaining bedrooms share a well-appointed hallway bath. The basement is wide open and ready for your vision—whether that’s extra bedrooms, a gym, home theatre or extra play space for the kids. With the attached garage, dual furnaces, central air conditioning, and the peace of mind of Alberta New Home Warranty coverage (this home is just one year old!), you’re getting comfort, quality, and value all in one package. This is your chance to get into a home that checks all the boxes at an amazing price and a rare opportunity to secure a nearly new, feature-rich property in a growing, family-friendly neighbourhood. Book your showing today!