



GRASSROOTS
REALTY GROUP

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18 Amblehurst Path NW
Calgary, Alberta

MLS # A2264041



\$759,000

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,777 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Environmental Reserve, Front Yard, Landscaped, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: Solar panels have been removed they are in furnace room and are included they are as is. Radon System

Nestled on a highly sought-after garden lot, one of the community's rarest and most desirable placements, this stunning Jayman-built home offers an unparalleled lifestyle. Directly out your front door lies a sizeable, sprawling green space, providing a private park-like setting for children to play and a front-row seat for community events like family movie nights. Step inside to discover a residence in truly meticulous, "better-than-new" condition. You are immediately greeted by an impressive entryway with 9-foot ceilings and beautiful laminate flooring. A convenient home office and half-bath are perfectly situated off the foyer. The open-concept design seamlessly connects the living room, dining area, and the stunning upgraded kitchen a chef's delight featuring quartz countertops, a gas cooktop, built-in oven, and a massive walk-in pantry. A door off the kitchen leads to a large deck, ideal for relaxing while overlooking the community. Upstairs, the home continues to impress with a spacious bonus room, perfect for a media center or playroom, along with three well-appointed bedrooms. The primary suite is a true retreat, boasting an extremely spacious layout, a luxurious four-piece en-suite bathroom, and a large walk-in closet. Completing this level is a practical and spacious laundry room. The fully finished, walk-out lower level presents incredible potential, featuring a fourth bedroom, a full bathroom, and a large family room—an ideal space for a games area, a recreational haven, or even a potential suite. Outside, enjoy a maintenance-free backyard and a large double detached garage (22' x 20') with paved lane access. Built with efficiency in mind, this home includes a high-efficiency furnace, tankless water heater, and is solar-ready. Plus, there is a water softener and dechlorinator and radon system. If you are searching for a special, turnkey

family home in a prime location, your search ends here. Contact your favorite realtor to schedule a private viewing today.