



GRASSROOTS
REALTY GROUP

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55 Amblehurst Link NW
Calgary, Alberta

MLS # A2295304



\$859,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,292 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Granite, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs		
Inclusions:	appliances		

Welcome to the AMBELTON, where you'll get the benefits of living in a well-established community. The location is perfect, as you're surrounded by great amenities such as shopping, entertainment, dining, and recreation. This home is, with 6 bedrooms, 4 bathrooms; 3200 sq ft of living space with elegant finishing, upgrades, and side entrance to the FINISHED 2 BEDROOM LEGAL SUITE By builder (Trico). When you enter the house, you will open concept modern and smart kitchen features modern cabinetry, quartz countertops, a high-end appliance package with gas stove and Refrigerator, Huge PANTRY with easy access to the garage and mudroom for your convenience. The spacious living room is highlighted by fireplace. This house has Huge Big windows illuminates the 9'FT main floor with natural light. The main floor also has a BEDROOM WITH FULL WAHSROOM with big window; Staircase with beautiful WOODEN railing which leads to the spacious bonus room. With total 4 spacious bedrooms, laundry area. Huge primary bedroom that comes with 5-piece ensuite is spa-like, with luxurious flooring, his and her sinks, soaker tub and a large glass enclosed shower. which perfect for big family. This is very RARE OPPORTUNITY TO OWN FULLY CUSTOMISED house in very central location of NW. There is so much to love about this home This is a great place for growing families with a network of walking paths and PARK. With easy access to major roads like Deerfoot and Stoney, you'll be well connected to anywhere you want to go.(pics are from old listing when it get staged)