



**113 Amblehurst Green NW  
Calgary, Alberta**

**MLS # A2142119**



**\$939,900**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,429 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, See Remarks, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Electric Stove, Dishwasher, Refrigerator - Suite

Welcome to your future oasis, where modern luxury meets convenience. This stunning suburban home boasts a brand-new legal basement suite (subject to final approval by the city), perfect for rental income or multi-generational living. With a front attached garage, four spacious bedrooms upstairs and a massive upper bonus room, this residence is designed to exceed your expectations. Step inside to experience an open floor plan bathed in natural light, with neutral finishes that complement any decor style. The spacious living areas provide ample room for relaxation and entertainment, while the gourmet spice kitchen off the garage is an incredible addition to this home. The main kitchen area is also a culinary enthusiast's dream. Working from home is also convenient with a large main floor office and towering built in bookshelf to home all of your eclectic treasures. Your private backyard oasis is ready for your personal design, as an area to create memories with loved ones. Located in a family-friendly neighbourhood close to parks and amenities, every convenience is at your fingertips. Don't miss your chance to own this meticulously maintained home that feels brand new. Schedule your private showing today and make this suburban retreat your own!