



**113 Amblehurst Rise NW
Calgary, Alberta**

MLS # A2147521



\$939,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,475 sq.ft.	Age:	2022 (2 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows		

Inclusions: Hoodfan in basement, Refrigerator in Basement, Dishwasher in Basement,

Discover your dream home at 113 Amblehurst Rise NW, where luxury meets practicality in this stunning 7-bedroom, 4-bathroom residence spanning over 3400 square feet livable space in the desirable Ambleton community. This nearly-new home boasts a main floor designed for both elegance and functionality, featuring a full bedroom and bathroom, a chef's kitchen equipped with stainless steel gas cooktop, a sprawling pantry with built-in cabinetry, and an expansive island ideal for gatherings. Upstairs, the 9-foot ceilings enhance the spacious feel of the 4 bedrooms and 2 bathrooms, including a master suite complete with a dual-sink vanity, tiled shower, and soaker tub. The secondary bedrooms are generously sized, offering comfort and versatility. Adding exceptional value, a legal secondary suite with engineered hardwood flooring includes 2 bedrooms and an upgraded shower, all within the welcoming basement that also boasts 9-foot ceilings. Throughout the home, upgrades abound, from engineered hardwood flooring and large windows that flood the space with natural light, to a landscaped side entrance, ample cabinetry, and quartz countertops that grace every surface. Stylish railings traverse the home, complementing the full tiled fireplace that serves as a focal point of the main living area. Beyond these amenities, this property offers much more than words can convey—each detail crafted with care and quality in mind. Don't miss your chance to explore this exceptional home firsthand. Call today to schedule your private showing and begin your journey to owning this unparalleled residence.