



**166 Amblehurst Way NW  
Calgary, Alberta**

**MLS # A2172710**



**\$839,900**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,376 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Electric, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** NONE

Welcome to your dream home in the heart of Ambleton! This beautifully designed, never-lived-in residence offers an expansive 2376 sqft layout, perfect for families or those seeking a modern, comfortable lifestyle. The main floor features a thoughtfully placed bedroom, ideal for accommodating elderly parents or transforming into a private office. Experience culinary bliss in the elegant two-tone kitchen, boasting stylish cabinetry and top-of-the-line built-in stainless steel appliances. The walk-through pantry provides ample storage and convenience, making meal prep a breeze. The open-concept design flows seamlessly into the living room, where you can gather around the cozy fireplace for warm evenings. The adjoining dining room is perfect for hosting family dinners or entertaining guests. A well-appointed 2-piece bath on the main floor adds practicality to the layout, ensuring guests and family have easy access. Ascend to the upper floor, where you'll find four generous bedrooms. The master suite is a true retreat, featuring a 5-piece luxurious ensuite bathroom complete with dual sinks, a soaking tub, and a separate shower. A spacious bonus room offers a flexible space that can serve as a playroom, media center, or study area, adapting to your family's needs. The upper floor also includes a conveniently located laundry room, making chores efficient. Access a separate side entrance leading to the expansive unfinished basement. With 9-foot ceilings and rough-in plumbing for a future bathroom, this space is ready for your personal touch, whether you envision a home gym, entertainment area, or additional living quarters. This exceptional home combines modern design with thoughtful functionality, making it an ideal choice for your family's next chapter. Don't miss your chance to make it yours—call today to schedule a viewing before it's gone!