



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

41 Amblehurst Gardens NW
Calgary, Alberta

MLS # A2208235



\$768,800

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,103 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: none

Open house Saturday April 19 (1-3PM), Sunday April 20 (1-2:30PM) This 2023 built Show Home condition house has total 4 Bedrooms, 3 and half Bathrooms, Super convenient location at NW Calgary, fully completed basement with SEPARATED Entrance! Beautiful private yard comes with large deck and fully fenced. Main floor kitchen with walk in pantry and large center island open to dinning, high rise ceiling living room space and formal dining area. There is great space for upstairs bonus room. Master bedroom has large en-suite and walk-in closet. Also there are two more bedrooms, another full-bath in this level. In the basement, it comes with separated entrance with high quality finished basement (8'-7" basement ceiling Height). There are bedroom with big windows, relaxing entertaining space, and a full bathroom. Whole basement is finished by the focus house builder. Beautiful yard is fully fenced. Walking distance to bus stop, shopping area and gas station. This is the house you must see!!