\$824,900 - 77 Amblehurst Way Nw, Calgary

MLS® #A2206006

\$824,900

5 Bedroom, 3.00 Bathroom, 2,419 sqft Residential on 0.08 Acres

Ambleton, Calgary, Alberta

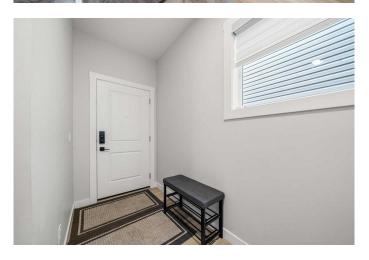
Welcome to this exceptional 5-bedroom, 3-bathroom, two-storey home offering over 2370 sq. ft. of luxurious living space in the desirable Moraine community. This rare walkout home boasts a spacious and open-concept design, perfect for modern living and entertaining. Step into the inviting living room, featuring a beautiful fireplace that adds both charm and warmth to the space. The expansive dining, kitchen, and living areas seamlessly flow together, creating a perfect setting for family gatherings and everyday comfort. A large mudroom offers added convenience, ideal for organizing outdoor gear and keeping the home tidy. The walk-through pantry provides easy access from the kitchen to the garage, offering plenty of space for storage and food preparation.

One of the five bedrooms is conveniently located on the main floor, making it perfect for guests or multi-generational living. Upstairs, you'll find a large bonus room, ideal for a home office or media area, along with a convenient upstairs laundry room that makes laundry day a breeze. The master bedroom is a true retreat, complete with a stunning 5-piece ensuite and a spacious walk-in closet that will exceed all your storage needs, providing a spa-like experience. Three additional generously-sized bedrooms upstairs offer ample space for the whole family.

The unfinished basement provides the perfect







opportunity to create your ideal living space, whether it's a home gym, recreation room, or extra bedroomsâ€"finish it as you wish to suit your needs.

This home is ideally located, just minutes away from top-rated schools, shopping, dining, and with easy access to Stoney Trail, making commuting a breeze. Don't miss the opportunity to own this luxury home in one of the most sought-after neighborhoods in the area!

Built in 2023

Essential Information

MLS® # A2206006 Price \$824,900

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 2,419
Acres 0.08
Year Built 2023

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 77 Amblehurst Way Nw

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Subdivision Ambleton
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2A2

Amenities

Amenities Other

Parking Spaces

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave,

Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Full, Unfinished, Walk-Out

Exterior

Exterior Features Balcony

Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 10th, 2025

Days on Market 33

Zoning R-G

HOA Fees 263

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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