



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**113 AMBLEHURST Green, Calgary T4B3P5**

MLS®#: **A2142119**

Area: **Moraine**

Listing **06/21/24**

List Price: **\$919,000**

Status: **Active**

County: **Calgary**

Date:  
Change: **-\$5k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,444 sqft**  
Lot Shape:

Access:

Lot Feat: **See Remarks**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,428**

Low Sqft:

Ttl Sqft: **2,428**

DOM

**87**

Layout

Beds: **5 (4 1 )**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**See Remarks**

Flooring:

**Carpet, Ceramic Tile, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>4`5" x 10`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`10" x 14`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 10`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 12`10"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>7`0" x 7`3"</b>	<b>Office</b>	<b>Main</b>	<b>9`0" x 10`5"</b>
<b>Mud Room</b>	<b>Main</b>	<b>4`6" x 7`10"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 14`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 11`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 12`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 12`6"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>12`5" x 16`9"</b>
<b>Family Room</b>	<b>Basement</b>	<b>13`5" x 16`0"</b>	<b>Laundry</b>	<b>Upper</b>	<b>6`0" x 8`9"</b>
<b>Game Room</b>	<b>Basement</b>	<b>10`4" x 13`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`3" x 13`10"</b>

Laundry  
3pc Bathroom  
3pc Bathroom  
Other

Basement  
Main  
Upper  
Basement

3`6" x 5`1"  
5`2" x 8`5"  
5`0" x 10`8"  
9`4" x 9`9"

Storage  
5pc Ensuite bath  
4pc Bathroom

Basement  
Upper  
Basement

7`7" x 11`10"  
9`4" x 9`6"  
5`0" x 9`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2210484**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to your future oasis, where modern luxury meets convenience. This stunning suburban home boasts a newly constructed legal basement suite, 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!**

Inclusions: **Electric Stove, Dishwasher, Refrigerator - Suite**  
Property Listed By: **The Real Estate District**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















