



THE
A-TEAM

**RE/MAX
FIRST**

55 AMBLEHURST Link, Calgary T4B3P5

MLS®#: **A2144349** Area: **Moraine** Listing Date: **06/25/24** List Price: **\$829,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,616 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,291**
 Low Sqft:
 Ttl Sqft: **2,291**

DOM

5
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Interior Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Granite, Hardwood**
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, European Washer/Dryer Combination, Garage Control(s)**
 Int Feat: **Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------------|-------|----------------|------------------|-------|----------------|
| 4pc Bathroom | Main | 4`11" x 8`8" | Bedroom | Main | 11`3" x 10`4" |
| Living/Dining Room Combination | Main | 11`8" x 12`2" | Kitchen | Main | 11`8" x 9`6" |
| Living Room | Main | 11`4" x 13`9" | Mud Room | Main | 6`2" x 9`2" |
| 5pc Bathroom | Upper | 8`5" x 7`9" | 5pc Ensuite bath | Upper | 11`10" x 10`3" |
| Bedroom | Upper | 9`11" x 14`11" | Bedroom | Upper | 12`7" x 9`11" |
| Family Room | Upper | 16`8" x 12`2" | Hall | Upper | 3`9" x 7`11" |

Laundry
4pc Bathroom
Bedroom
Living Room

Upper
Basement
Basement
Basement

6`6" x 7`5"
8`3" x 4`11"
9`3" x 13`1"
15`0" x 14`8"

Bedroom - Primary
Bedroom
Kitchen

Upper
Basement
Basement

17`10" x 14`0"
11`11" x 9`3"
10`10" x 10`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211776

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to the AMBELTON, where you'll get the benefits of living in a well-established community. The location is perfect, as you're surrounded by great amenities such as shopping, entertainment, dining, and recreation. This home is, with 6 bedrooms, 4 bathrooms; 3200 sq ft of living space with elegant finishing, upgrades, and side entrance to the FINISHED 2 BEDROOM LEGALL SUITE By builder (Trico). When you enter the house, you will open concept modern and smart kitchen features modern cabinetry, quartz countertops, a high-end appliance package with gas stove and Refrigerator, Huge PANTRY with easy access to the garage and mudroom for your convenience. The spacious living room is highlighted by fireplace. This house has Huge Big windows illuminates the 9"FT main floor with natural light. The main floor also has a BEDROOM WITH FULL WAHSROOM with big window; Staircase with beautiful WOODEN railing which leads to the spacious bonus room. With total 4 spacious bedrooms, laundry area. Huge primary bedroom that comes with 5-piece ensuite is spa-like, with luxurious flooring, his and her sinks, soaker tub and a large glass enclosed shower. which perfect for big family. This is very RARE OPPORTUNITY TO OWN FULLY CUSTOMISED house in very central location of NW. There is so much to love about this home This is a great place for growing families with a network of walking paths and PARK. With easy access to major roads like Deerfoot and Stoney, you'll be well connected to anywhere you want to go.**

Inclusions:
Property Listed By:

**ALL APPLIANCES
RE/MAX iRealty Innovations**

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











