



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**113 AMBLEHURST Rise, Calgary T3P1W8**

MLS®#: **A2147521**

Area: **Moraine**

Listing Date: **07/06/24**

List Price: **\$915,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 15-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,358 sqft**  
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**72**  
Layout  
Beds: **7 (5 2 )**  
Baths: **4.0 (4 0)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction:  
**See Remarks,Stone,Vinyl Siding**  
Flooring:  
**Carpet,Ceramic Tile,Hardwood,See Remarks**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Gas Cooktop,Humidifier,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Built-in Features,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	4`10" x 8`6"	Dining Room	Main	9`3" x 14`10"
Foyer	Main	7`0" x 10`0"	Kitchen	Main	18`9" x 12`4"
Living Room	Main	13`8" x 14`10"	Mud Room	Main	6`11" x 7`10"
Bedroom	Main	10`5" x 9`0"	Pantry	Main	6`10" x 7`2"
3pc Bathroom	Upper	8`8" x 4`11"	5pc Ensuite bath	Upper	9`8" x 11`7"
Bedroom	Upper	9`11" x 14`1"	Bedroom	Upper	8`10" x 17`11"
Bedroom	Upper	8`9" x 12`6"	Bonus Room	Upper	19`0" x 15`6"

Laundry  
Walk-In Closet  
Bedroom  
Kitchen  
Furnace/Utility Room

Upper  
Upper  
Basement  
Basement  
Basement

8`8" x 5`10"  
9`8" x 5`9"  
9`6" x 13`11"  
11`9" x 12`0"  
13`1" x 10`7"

Bedroom - Primary  
3pc Bathroom  
Bedroom  
Game Room

Upper  
Basement  
Basement  
Basement

12`11" x 15`7"  
7`10" x 4`11"  
11`5" x 13`11"  
18`0" x 13`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2210484**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Discover your dream home at 113 Amblehurst Rise NW, where luxury meets practicality in this stunning 7-bedroom, 4-bathroom residence spanning over 3400 square feet livable space in the desirable Ambleton community. This nearly-new home boasts a main floor designed for both elegance and functionality, featuring a full bedroom and bathroom, a chef's kitchen equipped with stainless steel gas cooktop, a sprawling pantry with built-in cabinetry, and an expansive island ideal for gatherings. Upstairs, the 9-foot ceilings enhance the spacious feel of the 4 bedrooms and 2 bathrooms, including a master suite complete with a dual-sink vanity, tiled shower, and soaker tub. The secondary bedrooms are generously sized, offering comfort and versatility. Adding exceptional value, a legal secondary suite with engineered hardwood flooring includes 2 bedrooms and an upgraded shower, all within the welcoming basement that also boasts 9-foot ceilings. Throughout the home, upgrades abound, from engineered hardwood flooring and large windows that flood the space with natural light, to a landscaped side entrance, ample cabinetry, and quartz countertops that grace every surface. Stylish railings traverse the home, complementing the full tiled fireplace that serves as a focal point of the main living area. Beyond these amenities, this property offers much more than words can convey—each detail crafted with care and quality in mind. Don't miss your chance to explore this exceptional home firsthand. Call today to schedule your private showing and begin your journey to owning this unparalleled residence. Hoodfan in basement, Refrigerator in Basement, Dishwasher in Basement, Royal LePage Solutions**

Inclusions:  
Property Listed By:

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











