



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 AMBLEHURST Way, Calgary T3P 1W9**

MLS®#: **A2152456**      Area: **Moraine**      Listing Date: **07/27/24**      List Price: **\$674,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 16-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **2,755 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Off Street**

Finished Floor Area  
 Abv Sqft: **1,778**  
 Low Sqft:  
 Ttl Sqft: **1,778**

DOM

**51**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Shingle**      Construction: **Vinyl Siding**  
 Heating: **Fireplace(s),Floor Furnace,Natural Gas**      Flooring: **Carpet,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`11" x 5`10"	Living Room	Main	19`11" x 13`0"
Kitchen With Eating Area	Main	16`0" x 12`6"	Dining Room	Main	11`11" x 12`11"
Mud Room	Main	5`0" x 3`3"	2pc Bathroom	Main	5`0" x 5`5"
Bedroom - Primary	Second	13`6" x 13`1"	Walk-In Closet	Second	7`6" x 5`5"
5pc Ensuite bath	Second	7`10" x 8`11"	Laundry	Second	5`5" x 3`8"
4pc Bathroom	Second	8`1" x 5`8"	Bedroom	Second	12`1" x 9`3"
Bedroom	Second	12`6" x 9`3"	Flex Space	Basement	35`5" x 14`7"

**Furnace/Utility Room**

**Basement**

**11`4" x 11`9"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

Zoning:

**R-G**

**2210484**

Remarks

Pub Rmks:

**Walk into this beautiful laned home in Ambleton that checks all the right boxes. The main floor features a spacious living room and designated dining area and a huge window that floods the space with natural light. The spacious kitchen shines with stainless steel appliances, quartz countertops and upgraded dual tone linear extended cabinets with soffit and extended island. The home includes a Electric Fireplace with fully upgraded tile height till ceiling with audio conduit, luxury vinyl plank (LVP) flooring, and additional windows throughout for plenty of natural light. 9' knockdown ceiling on the main floor adds a touch of elegance. The upper floor includes a master bedroom with a 3-piece ensuite and a large walk-in closet, two additional spacious bedrooms, a full bathroom, a convenient laundry area with upgraded laundry pair and a 2-car gravel parking pad at the back. Window blinds installed throughout the home. An elegant staircase and extra windows floods the house with natural light. The basement boasts an 8'9" height with a side entry, ready for future development. Perfect for a growing family, offering exceptional investment potential. Minutes to schools, grocery store, Parks and Stoney Trail. Exterior of house affected due to recent hail. Will be completely repaired by the Insurance. Don't miss out on this opportunity to live in the vibrant community of Ambleton. Schedule a viewing today! 3D Tour <https://3dtour.listsimple.com/p/mbqVGX9Q>**

Inclusions:

**None**

Property Listed By:

**URBAN-REALTY.ca**

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