



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 AMBLEHURST Way, Calgary T3P1W9**

MLS®#: **A2175611**      Area: **Moraine**      Listing Date: **10/26/24**      List Price: **\$639,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      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:

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

DOM

**56**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Street Lighting,Rectangular Lot**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`11" x 5`10"
Mud Room	Main	5`0" x 3`3"
5pc Ensuite bath	Second	7`10" x 8`11"
Bedroom	Second	12`6" x 9`3"
Living Room	Main	19`11" x 13`0"
2pc Bathroom	Main	5`0" x 5`5"
Laundry	Second	5`5" x 3`8"

Room	Level	Dimensions
Kitchen With Eating Area	Main	16`0" x 12`6"
Bedroom - Primary	Second	13`6" x 13`1"
4pc Bathroom	Second	8`1" x 5`8"
Furnace/Utility Room	Basement	11`4" x 11`9"
Dining Room	Main	11`11" x 12`11"
Walk-In Closet	Second	7`6" x 5`5"
Bedroom	Second	12`1" x 9`3"

**Flex Space**

**Basement**

**35`5" x 14`7"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2210484**

Zoning:

**R-G**

Remarks

Pub Rmks:

**Well below average price per sq ft. 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 island. The home includes a Electric Fireplace with fully upgraded tile height till ceiling with audio conduit, luxury vinyl plank (LVP) flooring, with 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. Don't miss out on this opportunity to live in the vibrant community of Ambleton. Schedule a viewing today!**

Inclusions:

Property Listed By:

**None**

**URBAN-REALTY.ca**

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











