



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**166 AMBLEHURST Way, Calgary T3P 2J8**

MLS®#: **A2191208**

Area: **Moraine**

Listing Date: **01/30/25**

List Price: **\$925,000**

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: **3,089 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,376**  
Low Sqft:  
Ttl Sqft: **2,376**

DOM

**2**  
Layout  
Beds: **7 (5 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Electric,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Range,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`11" x 14`6"
Kitchen	Main	16`5" x 10`0"
Mud Room	Main	7`10" x 4`8"
Bedroom	Main	9`1" x 10`5"
Bedroom	Second	11`9" x 10`0"
Bedroom	Second	12`6" x 8`10"
4pc Bathroom	Second	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	10`0" x 10`0"
Pantry	Main	7`4" x 7`2"
Bedroom - Primary	Second	18`7" x 13`0"
Bonus Room	Second	16`10" x 12`7"
Bedroom	Second	12`6" x 8`9"
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"

**Bedroom**  
**Family Room**  
**4pc Bathroom**

**Basement**  
**Basement**  
**Basement**

**11`5" x 11`4"**  
**9`3" x 10`2"**

**Bedroom**  
**Kitchen**

**Basement**  
**Basement**

**9`7" x 9`1"**  
**10`9" x 8`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2410339**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to your new home in the heart of Ambleton in Moraine! This beautifully designed, never-lived-in residence offers an expansive 2376 sqft layout, perfect for families or those seeking a modern, comfortable lifestyle. This home comes with 2 bedroom LEGAL BASEMENT SUITE. The main floor features a thoughtfully placed bedroom, ideal for accommodating elderly parents or transforming into a private office. Experience culinary bliss in the elegant two-tone kitchen, boasting stylish cabinetry and top-of-the-line built-in stainless steel appliances. The walk-through pantry provides ample storage and convenience, making meal prep a breeze. The open-concept design flows seamlessly into the living room, where you can gather around the cozy fireplace for warm evenings. The adjoining dining room is perfect for hosting family dinners or entertaining guests. A well-appointed 2-piece bath on the main floor adds practicality to the layout, ensuring guests and family have easy access. Ascend to the upper floor, where you'll find four generous bedrooms. The master suite is a true retreat, featuring a 5-piece luxurious ensuite bathroom complete with dual sinks, a soaking tub, and a separate shower. A spacious bonus room offers a flexible space that can serve as a playroom, media center, or study area, adapting to your family's needs. The upper floor also includes a conveniently located laundry room, making chores efficient. Access a separate side entrance leading to the expansive fully developed basement. This exceptional home combines modern design with thoughtful functionality, making it an ideal choice for your family's next chapter. Don't miss your chance to make it yours—call today to schedule a viewing before it's gone!**

Inclusions:  
Property Listed By:

**Basement appliances**  
**RE/MAX House of Real Estate**

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



















