



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 AMBLEHURST Link, Calgary T4B3P5**

MLS®#: **A2196542** Area: **Moraine** Listing Date: **02/26/25** List Price: **\$918,888**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2024** Abv Sqft: **2,291**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **3,616 sqft** Ttl Sqft: **2,291**  
 Lot Shape:

DOM

**1**  
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: **None** Water Source:  
 Ext Feat: **None** Fnd/Bsmt: **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:

Zoning:  
**R-G**  
**2211776**

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:

**none**  
**RE/MAX iRealty Innovations**

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











