

# \$898,888 - 55 Amblehurst Link Nw, Calgary

MLS® #A2196542

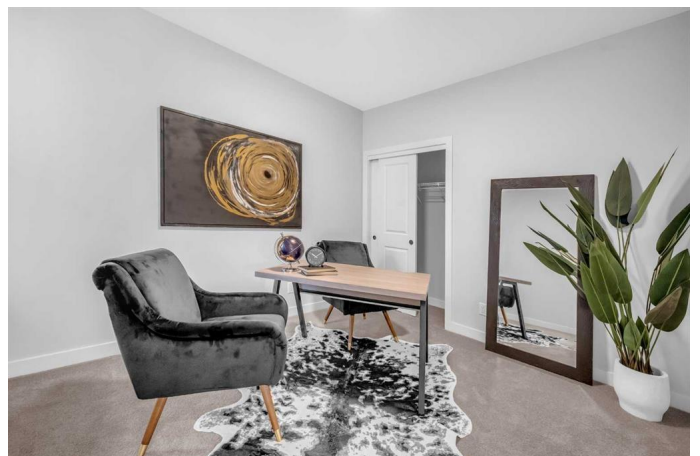
**\$898,888**

6 Bedroom, 4.00 Bathroom, 2,292 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

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.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2196542    |
| Price          | \$898,888   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,292       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 55 Amblehurst Link Nw |
| Subdivision | Ambleton              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T4B3P5                |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Chandelier, Master Downstairs                                                                                  |
| Appliances        | Dishwasher, Dryer, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), ENERGY STAR Qualified Dryer, ENERGY STAR |

|                 |                                                     |
|-----------------|-----------------------------------------------------|
|                 | Qualified Washer, European Washer/Dryer Combination |
| Heating         | Forced Air                                          |
| Cooling         | None                                                |
| Fireplace       | Yes                                                 |
| # of Fireplaces | 1                                                   |
| Fireplaces      | Electric                                            |
| Has Basement    | Yes                                                 |
| Basement        | Exterior Entry, Finished, Full, Suite               |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Interior Lot    |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2025 |
| Days on Market | 64                  |
| Zoning         | R-G                 |
| HOA Fees       | 263                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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