

117 Amblehurst Green NW
Calgary, Alberta

MLS # A2287425



\$698,995

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,802 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Pantry, Quartz Counters		

Inclusions: blinds

Welcome to this beautifully upgraded and thoughtfully designed home in the vibrant and fast-growing community of Ambleton NW. Built by Sterling Homes Calgary, a respected builder known for quality craftsmanship and modern finishes, this residence offers exceptional functionality, comfort, and style in a prime location near parks, green spaces, and walking pathways. The main floor features a bright Open-concept layout designed for both everyday living and entertaining. The upgraded kitchen showcases premium appliances, ample cabinetry, and seamless flow into the dining and living areas. Large windows fill the space with natural light, while luxury vinyl plank flooring throughout the main level enhances durability and complements the modern aesthetic. A convenient half bathroom is positioned for guests and daily use, and elegant wooden shutter blinds add both sophistication and privacy. Upstairs, you’ll find three spacious bedrooms centered around a versatile bonus room ideal as a family lounge, media area, or home office. The primary bedroom serves as a private retreat, complete with a walk-in closet and a beautifully appointed ensuite featuring a walk-in shower, soaker tub, elegant vanity, and contemporary finishes. Two additional bedrooms are serviced by a full bathroom, and the upper-level laundry adds everyday practicality. The professionally finished basement extends the home’s living space with a fourth bedroom, an additional full bathroom with shower, and a comfortable recreation area perfect for guests, extended family, or flexible use. Step outside to a fully completed backyard designed for enjoyment and low maintenance. Professionally installed landscaping with premium green turf and a concrete pad ideal for a gazebo or outdoor seating offers year-round usability. The double front-attached garage features epoxy flooring,

providing a clean, durable, and polished finish. Located in one of NW Calgary's most desirable emerging communities, this move-in-ready home combines upgraded finishes, thoughtful design, and modern outdoor living an excellent opportunity in today's market.