

89 Amblehurst Gardens NW Calgary, Alberta

MLS # A2336084



\$760,000

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Tankless Hot Water		

Inclusions: Air conditioner, and window blinds.

Welcome to 89 Amblehurst Gardens NW, a stunning 2023-built Trico "Oxford" model offering 1,960 sq ft above grade plus a fully finished basement, situated on a traditional lot with an extended driveway. This thoughtfully upgraded home features a vaulted ceiling, air conditioning, a tankless water heater, water softener, and 200-amp electrical service. The chef-inspired kitchen boasts a hood fan, electric range, built-in microwave, and dishwasher. Enjoy comfort and convenience with motorized blinds in the primary bedroom and window blinds throughout. Step outside to a landscaped, fully fenced yard with a private deck — perfect for entertaining. The finished basement adds 2 additional bedrooms and a washroom, ideal for guests or extended family, alongside a well-appointed 4-piece bathroom. East-facing exposure fills the home with beautiful morning light, and the location facing a playground makes this an unbeatable spot for families. Enjoy the peace of mind of new construction, including the remaining Alberta New Home Warranty coverage. Don't miss this exceptional NW gem!