

83 Amblerhurst Link NW
Calgary, Alberta**MLS # A2353984****\$795,000**

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,898 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		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to 83 Amblerhurst Link NW! This detached home brings the space, flexibility, and income potential. With over 2,200 sq. ft. of living space, 3 bedrooms upstairs, PLUS a 2-bedroom legal basement suite, this home is ready to work for you! Whether you're looking for room to grow, space for extended family, or an opportunity to generate rental income, the possibilities are exciting. Enjoy the comfort of a detached home with the added bonus of a legal suite that opens the door to more options. Live upstairs, rent downstairs, or make it work for your lifestyle! 5 BEDROOMS. 2 LIVING SPACES. ENDLESS POSSIBILITIES. A home that offers flexibility, value, and room to dream! Don't just find a home. Find an opportunity. Come see the possibilities at 83 Amblerhurst Link NW!