



166 Amblehurst Way Calgary Alberta

\$925,000

Welcome to your new home in the heart of Ambleton in Moraine! This beautifully designed, never-lived-in residence offers an expansive 2376 sqft layout, perfect for families or those seeking a modern, comfortable lifestyle. This home comes with 2 bedroom LEGAL BASEMENT SUITE. The main floor features a thoughtfully placed bedroom, ideal for accommodating elderly parents or transforming into a private office. Experience culinary bliss in the elegant two-tone kitchen, boasting stylish cabinetry and top-of-the-line built-in stainless steel appliances. The walk-through pantry provides ample storage and convenience, making meal prep a breeze. The open-concept design flows seamlessly into the living room, where you can gather around the cozy fireplace for warm evenings. The adjoining dining room is perfect for hosting family dinners or entertaining guests. A well-appointed 2-piece bath on the main floor adds practicality to the layout, ensuring guests and family have easy access. Ascend to the upper floor, where you'll find four generous bedrooms. The master suite is a true retreat, featuring a 5-piece luxurious ensuite bathroom complete with dual sinks, a soaking tub, and a separate shower. A spacious bonus room offers a flexible space that can serve as a playroom, media center, or study area, adapting to your family's needs. The upper floor also includes a conveniently located laundry room, making chores efficient. Access a separate side entrance leading to the expansive fully developed basement. This exceptional home combines modern design with thoughtful functionality, making it an ideal choice for your family's next chapter. Don't miss your chance to make it yours--call today to schedule a viewing before it's gone! (id:6769)

Primary Bedroom 18.58 Ft x 13.00 Ft

Bonus Room 16.83 Ft x 12.58 Ft

Bedroom 11.75 Ft x 10.00 Ft

Bedroom 12.50 Ft x 8.75 Ft

Bedroom 12.50 Ft x 8.83 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Kitchen 10.75 Ft x 8.00 Ft

4pc Bathroom Measurements not available

Living room 12.92 Ft x 14.50 Ft

Dining room 10.00 Ft x 10.00 Ft

Kitchen 16.42 Ft x 10.00 Ft

Pantry 7.33 Ft x 7.17 Ft

Other 7.83 Ft x 4.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:

RE/MAX House of Real Estate



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca

Bedroom 11.42 Ft x 11.33 Ft

Bedroom 9.58 Ft x 9.08 Ft

Family room 9.25 Ft x 10.17 Ft

Bedroom 9.08 Ft x 10.42 Ft

2pc Bathroom .00 Ft x .00 Ft