



## 118 Amblehurst Way Calgary Alberta

\$764,900

Welcome to this stunning brand new fully upgraded home that awaits its first proud owner. Nestled for full privacy at the back, this gem boasts the best south-facing backyard, inviting the warmth of sunlight through big windows. Imagine everyday waking up to stunning views of a playground from your bedroom while enjoying full privacy. With the assurance of full builder warranties, peace of mind comes included with this lovely home. The main floor welcomes you with an open concept design, featuring a spacious living area adorned with a cozy fireplace - perfect for relaxing times. The kitchen, adjacent to the dining area, is a stylish upgrade, marrying modern aesthetics with enhanced storage functionality. A flex room on the main level adds versatility, suitable for an office, study, or simply a relaxing retreat. As you ascend to the upper floor, a huge centralized bonus room awaits, providing an ideal space for family entertainment or a separate sitting area. The grand primary bedroom boasts a 5-piece ensuite full washroom, offering a private oasis within your home and beautiful backyard views. Two additional bedrooms and another full washroom cater to all family needs. The laundry room is conveniently located on the upper level. The basement comes with large south side windows for maximum natural light and provides additional unfinished space for your family. Situated in a prime location, this lovely abode is in proximity to schools, a full retail plaza, a serene pond and convenient access to major roadways for easy commuting. This home is a harmonious blend of elegance, functionality and location, promising a life of convenience and comfort. CHECK VIRTUAL TOUR and come visit to appreciate this house. (id:6769)

2pc Bathroom 4.92 Ft x 5.25 Ft  
Dining room 11.75 Ft x 10.67 Ft  
Kitchen 11.75 Ft x 11.92 Ft  
Living room 11.17 Ft x 15.75 Ft  
Den 11.33 Ft x 6.67 Ft  
4pc Bathroom 8.58 Ft x 4.83 Ft

5pc Bathroom 9.50 Ft x 10.75 Ft  
Bedroom 12.17 Ft x 9.83 Ft  
Bedroom 10.00 Ft x 9.83 Ft  
Bonus Room 18.25 Ft x 15.25 Ft  
Laundry room 8.58 Ft x 5.08 Ft  
Primary Bedroom 12.75 Ft x 13.75 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX HOUSE OF REAL ESTATE



**Real Estate Professionals Inc.**

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