



140 Amblehurst Green Calgary Alberta

\$724,900

PRICE REDUCED. This is the one you have been waiting for. LIVE UP, RENT DOWN! Complete with a 2 bedroom LEGAL SUITE is this next-to-new home in Ambleton (Moraine). With a potential rental income of \$1,500 / month, you will love living in this new and upcoming area with young families and future potential. Complete with 3 bedrooms up including a primary bedroom with an ensuite and walk-in closet, this is the ideal home to raise a family. On the main floor, you will find a modern kitchen with a gas range, quartz countertops and lots of countertop space. There is a nice sized living room with an area for dining. At the front of the house is a flex room that can either be another living room or an office. Down the stairs, you will find the 2 bedroom unit with a good sized kitchen, living area, dining area complete with it's own washer and dryer. (id:6769)

Primary Bedroom 13.08 Ft x 13.50 Ft
5pc Bathroom 8.83 Ft x 7.83 Ft
4pc Bathroom 5.75 Ft x 8.08 Ft
Bedroom 9.25 Ft x 12.42 Ft
Bedroom 9.25 Ft x 12.08 Ft
Laundry room 3.67 Ft x 5.42 Ft
Bedroom 10.83 Ft x 8.83 Ft
Bedroom 12.67 Ft x 10.92 Ft

3pc Bathroom 6.67 Ft x 8.42 Ft
Living room/Dining room 19.50 Ft x 14.17 Ft
Living room 13.25 Ft x 11.33 Ft
2pc Bathroom 5.25 Ft x 4.92 Ft
Kitchen 10.08 Ft x 11.92 Ft
Family room 12.92 Ft x 12.42 Ft
Den 7.17 Ft x 6.67 Ft
Dining room 10.83 Ft x 10.92 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

<http://www.tarkan.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca