



117 Amblehurst Green Calgary Alberta

\$698,995

Welcome to this beautifully upgraded and thoughtfully designed home in the vibrant and fast-growing community of Ambleton NW. Built by Sterling Homes Calgary, a respected builder known for quality craftsmanship and modern finishes, this residence offers exceptional functionality, comfort, and style in a prime location near parks, green spaces, and walking pathways. The main floor features a bright Open-concept layout designed for both everyday living and entertaining. The upgraded kitchen showcases premium appliances, ample cabinetry, and seamless flow into the dining and living areas. Large windows fill the space with natural light, while luxury vinyl plank flooring throughout the main level enhances durability and complements the modern aesthetic. A convenient half bathroom is positioned for guests and daily use, and elegant wooden shutter blinds add both sophistication and privacy. Upstairs, you'll find three spacious bedrooms centered around a versatile bonus room ideal as a family lounge, media area, or home office. The primary bedroom serves as a private retreat, complete with a walk-in closet and a beautifully appointed ensuite featuring a walk-in shower, soaker tub, elegant vanity, and contemporary finishes. Two additional bedrooms are serviced by a full bathroom, and the upper-level laundry adds everyday practicality. The professionally finished basement extends the home's living space with a fourth bedroom, an additional full bathroom with shower, and a comfortable recreation area perfect for guests, extended family, or flexible use. Step outside to a fully completed backyard designed for enjoyment and low maintenance. Professionally installed landscaping with premium green turf and a concrete pad ideal for a gazebo or outdoor seating offers year-round usability. The double front-attached garage features epoxy flooring, providing a clean, durable, and polish...

4pc Bathroom 9.75 Ft x 4.92 Ft
 5pc Bathroom 10.17 Ft x 11.58 Ft
 Bedroom 10.50 Ft x 10.08 Ft
 Bedroom 13.00 Ft x 12.75 Ft
 Bonus Room 12.58 Ft x 21.58 Ft

Bedroom 10.75 Ft x 14.08 Ft
 Recreational, Games room 13.33 Ft x 21.33 Ft
 Storage 8.67 Ft x 6.58 Ft
 Furnace 13.58 Ft x 9.67 Ft
 Dining room 11.00 Ft x 10.58 Ft

Listing Presented By:



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Power Properties

RE/MAX Realty Professionals

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Primary Bedroom 12.42 Ft x 12.42 Ft

Other 6.17 Ft x 7.42 Ft

Laundry room 3.25 Ft x 5.75 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft

Kitchen 13.67 Ft x 12.58 Ft

Living room 12.00 Ft x 14.58 Ft

Pantry 5.50 Ft x 4.92 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft