



## 143 Amblefield Avenue Calgary Alberta

\$665,000

Welcome to this stunning RARE WALK-OUT, North facing home features massive windows at the South side, Deck, offering excellent potential for further WALKOUT BASEMENT. You'll notice the meticulous care and quality of every item in this home, including numerous builder upgrades and extended new home warranties. At the entrance, you're welcomed with the open-plan design that boasts 9-foot ceilings and extra windows on the South Side to bring more sunshine, creating bright and spacious living areas. The kitchen includes a sizable breakfast bar, upgraded appliances and a well-designed main floor that features a half bathroom adjacent to the mudroom, which leads to the deck, which is over the walk-out basement. Venturing upstairs, you'll find a spacious Primary bedroom with conduits and backing for a mounted TV, a walk-in closet, and an ensuite 4pc bathroom. Two additional good-sized bedrooms, a bathroom, and a laundry area complete the upstairs. The unfinished WALKOUT basement offers endless development potential with a 9-foot ceiling with windows for your future development plans. Don't miss this house as this is not going to last longer. (id:6769)

Living room 10.67 Ft x 16.33 Ft

Kitchen 10.92 Ft x 12.67 Ft

Dining room 12.50 Ft x 10.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 11.17 Ft x 12.33 Ft

Bedroom 8.67 Ft x 10.33 Ft

Bedroom 14.08 Ft x 7.75 Ft

4pc Bathroom 4.92 Ft x 81.00 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca