

# 69 Amblehurst Way Calgary Alberta

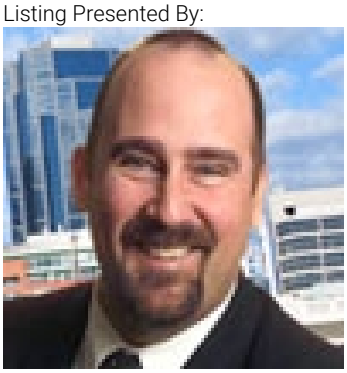
$859,500

Check out this amazing 6-bedroom, 1-flex room, 4 full bathrooms two-storey home in Ambleton! With over 2330 sq. ft. of luxurious living space, it features a walkout legal basement suite (currently used for short-term rental), perfect for families or multi-gen living.Main floor highlights:- Open-concept living area with fireplace- Modern gourmet kitchen with granite countertops, high-end appliances, and range hood- Main floor bedroom and full bathroom- Oversize deck for summer BBQsUpstairs:- Large bonus room for media or play- Upstairs laundry- Master bedroom with 5-piece ensuite and walk-in closet- 3 additional spacious bedroomsWalkout basement:- Fully developed and registered as a legal secondary suite- 1 bedroom, flexroom/den, kitchen, and laundry- 9 ft ceilings (id:6769)

Primary Bedroom 12.67 Ft x 15.17 Ft
5pc Bathroom 9.92 Ft x 11.17 Ft
Other 9.92 Ft x 11.17 Ft
Laundry room 6.33 Ft x 5.92 Ft
Bedroom 10.42 Ft x 10.17 Ft
5pc Bathroom 5.58 Ft x 10.67 Ft
Bedroom 9.25 Ft x 12.25 Ft
Bonus Room 15.83 Ft x 14.33 Ft
Bedroom 9.33 Ft x 10.25 Ft
Bedroom 9.83 Ft x 12.58 Ft

Furnace 9.17 Ft x 12.08 Ft
Other 8.08 Ft x 11.17 Ft
3pc Bathroom 8.00 Ft x 4.92 Ft
Laundry room 2.92 Ft x 3.42 Ft
Family room 11.25 Ft x 14.00 Ft
Other 10.92 Ft x 13.58 Ft
Other 3.92 Ft x 11.42 Ft
4pc Bathroom 4.92 Ft x 9.08 Ft
Bedroom 9.17 Ft x 8.83 Ft

Listing Presented By:



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