



GRASSROOTS
REALTY GROUP

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53 Amblehurst Gardens NW
Calgary, Alberta

MLS # A2257851



\$839,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,805 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions:	Blinds, Garage Heater
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Experience the perfect blend of luxury, comfort, and functionality in this beautifully designed detached home, ideally situated in the NW community of Moraine. Offering over 2,800 sq ft of refined living space across two levels, this residence features 4 spacious bedrooms, 2.5 bathrooms, and a double attached garage, making it the perfect home for families of all sizes. Step inside and be greeted by luxury vinyl plank flooring and an abundance of natural light streaming through expansive west-facing windows. The open-concept main floor is ideal for both entertaining and everyday living, with a spacious living area that seamlessly connects to the modern chef’s kitchen. Here, you’ll find sleek quartz countertops, stainless steel appliances, pristine white cabinetry, a large central island, and separate pantry for added convenience. Upstairs, a generous bonus room provides additional living space, perfect for a media room, home office, or play area. The upper level also features four well-sized bedrooms, including a serene primary suite complete with a luxurious 5-piece ensuite and an impressive walk-in closet. Enjoy your private outdoor oasis in the beautifully landscaped backyard, perfect for summer barbecues and evening relaxation. The double attached heated garage, along with the extended driveway, provides ample parking for both family and guests. Situated close to parks, schools, playgrounds, shops, and dining options, this home provides the ultimate in convenience and lifestyle. Whether you’re raising a family or simply seeking more space, this exceptional property checks all the boxes. Don’t miss your opportunity to call this stunning home your own, schedule your private viewing today!