



GRASSROOTS
REALTY GROUP

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181 Amblehurst Rise NW
Calgary, Alberta

MLS # A2301916



\$1,049,990

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,738 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	Refrigerator, Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer		

LUXURIOUS LIVING - CUSTOM BUILT. Every detail has been meticulously designed for both functionality and style. 4 Bed + 3 Bath and 2 Bedroom Legal Suite built by Shane Homes | Fully Finished Double Attached Garage | WAYNE DALTON Wood Grain Impressions Garage Door | Spice Kitchen with Fridge | Gas Stove and Range | BOSCH Appliances | Touch-Activated DELTA Kitchen Faucets | Wine Fridge | Central AC | Central Vacuum | 74" DIMPLEX Ignite XL Bold Fireplace | Fully Wrapped GEMSTONE Lights | Water Softener | In-Ceiling Speakers with SONOS Amp | MOEN Smart Shower | Freestanding Tub | Motorized Blinds powered by SOMFY | CEDAR Wood Fence | LUTRON Smart Switches & Outlets | Bonus Room with BALCONY | 9-Foot Ceiling | 8-Foot Doors | Black TRIPLE-PANE Windows. Situated on a corner lot with an east-facing front, a sunny south-facing corner, and a west-facing backyard, this home is bathed in sunlight from sunrise to sunset. This home boasts 2,738 sq. ft. throughout the main and upper levels, with an additional 1,048 sq. ft. on the lower level, including a legal basement suite (855 sq. ft.). The main level includes a full bedroom and bathroom (with a standing shower), providing flexibility and convenience for guests or multi-generational living arrangements. The chef's kitchen is truly the heart of the home, boasting top-of-the-line appliances, quartz countertops, and custom cabinetry. The 22' WIDE fully finished garage features EPOXY flooring, HEATER, EV charger, in-ceiling speakers, sink, window, man door, drainage hole, and is equipped with a smart thermostat. Upstairs, the master suite is a private retreat, featuring a luxurious ensuite bathroom complete with a freestanding tub and separate MOEN smart shower. An additional 2 bedrooms are generously sized and offer WALK-IN closet space, ensuring everyone has

their own sanctuary. The legal two-bedroom basement suite is already operating as an AIRBNB with good earning potential. This suite enhances the home's versatility and value. Located in a family-friendly neighbourhood close to schools, parks, and amenities, this home offers the perfect combination of luxury living and practicality. Don't miss the opportunity to make this extraordinary house your own.