



GRASSROOTS
REALTY GROUP

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**287 Amblehurst Way NW
Calgary, Alberta**

MLS # A2308386



\$899,000

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,340 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, In Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptional and thoughtfully upgraded home in the highly desirable community of Ambleton NW—where modern living meets comfort, technology, and long-term value. Boasting over \$60,000 in premium upgrades, this very big and spacious home stands out with attention to detail and functionality at every turn. Step inside to discover a bright and expansive layout featuring 5 bedrooms and 3 full bathrooms, including a rare main-floor bedroom and full bath—perfect for guests, extended family, or a home office setup. The main living area is enhanced by a stylish fireplace, creating a warm and inviting atmosphere for everyday living and entertaining. The open-concept design flows seamlessly into a beautifully upgraded kitchen featuring modern cabinetry and great updated appliances, offering both style and performance for daily use. Upstairs, you will find a generous bonus room, ideal as a family lounge, media room, or kids’ play area—adding even more functional space to this already impressive home. The upper level also hosts well-sized bedrooms, including a luxurious primary bedroom complete with a walk-in closet designed for comfort and organization. The dining area leads out to an extended deck—perfect for hosting gatherings or enjoying quiet evenings outdoors. A striking glass railing staircase adds a contemporary architectural touch, enhancing the overall elegance of the home. Designed for modern living, the property is equipped with smart switches throughout, a smart thermostat, and Alexa integration for ultimate convenience. Stay comfortable year-round with centralized air conditioning, and enjoy purified drinking water with the installed RO water system. Security and peace of mind come standard with a fully installed Ethernet camera system. For eco-conscious homeowners, the EV charger

provides added convenience for electric vehicle use. Situated on a premium walkout lot, this home offers incredible future potential. It also comes with an approved 2-bedroom basement development plan from the City of Calgary—ideal for additional living space or a potential income suite "subject to approval and permitting by the city/municipality". Located in the vibrant and growing community of Ambleton NW, this home offers excellent access to major routes, green spaces, and upcoming amenities. With its size, upgrades, smart features, and future possibilities, this is truly a standout property and a rare opportunity not to be missed.