GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

154 Amblehurst Way NW
Calgary, Alberta

MLS # A2312748

$845,000

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,053 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	5	**Baths:**	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cleared		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Composite Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: None

Open House Saturday, May 23, 2:00-4:00 p.m. Welcome to this beautifully upgraded home in the highly sought-after community of Ambleridge, offering the perfect blend of modern comfort, income potential, and an exceptional location. Boasting over 2,000 sq ft of above-grade living space, this thoughtfully designed home features a bright and open main floor with spacious living and dining areas, ideal for both everyday living and entertaining. Large windows flood the home with natural light, enhanced by the highly desirable south-facing backyard, creating a warm and inviting atmosphere throughout the day. Upstairs, you’ll find a well-appointed layout with generous bedrooms, including a spacious primary retreat complete with a walk-in closet and a luxurious 5-piece ensuite. A bonus family room and upper-floor laundry add both comfort and convenience for modern family living. One of the standout features of this home is the 2-bedroom legal suite, offering approximately 870 sq ft of developed living space. Complete with its own kitchen, living area, bedroom, and full bathroom, it provides excellent flexibility for rental income, extended family, or private guest accommodation. Double attached garage with ample storage Located in a vibrant and growing northwest community, this home offers access to parks, pathways, and future amenities, making it an excellent choice for families and investors alike. This is a rare opportunity to own a move-in-ready home with income potential, premium upgrades, and an unbeatable setting.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Real Estate Professionals Inc.. Information is believed to be reliable but not guaranteed.