



GRASSROOTS
REALTY GROUP

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26 Amblehurst Path NW
Calgary, Alberta

MLS # A2329815



\$609,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,787 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	5-26-1-W5
Exterior:	Brick, Cement Fiber Board, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome home! Discover a rare walkout-basement property in one of Calgary's newest and most vibrant communities — Moraine. Situated on a premium lot with a park right at your front doorstep, this two-storey home is thoughtfully designed and built for modern living. With almost 1,800 square feet, this 2022 residence offers four bedrooms and three full bathrooms, blending elegance, comfort, and cutting-edge technology. The main floor welcomes you with crisp, bright, open-concept living under 9-foot ceilings. The kitchen is a showpiece, featuring sleek quartz countertops, abundant cabinetry, and high-end appliances — including a gas range that elevates both style and functionality. Matching quartz surfaces in the bathrooms create a cohesive, luxurious aesthetic throughout. A main-floor bedroom and full bath provide flexibility — ideal for guests, multigenerational living, or a private home office. Natural light fills every space, enhanced by zebra blinds for adjustable privacy. Luxury vinyl plank flooring adds sophistication and durability across the main level. Upstairs, the primary suite offers a peaceful retreat with a four-piece ensuite and a very generous walk-in closet. Two additional well-sized bedrooms, another full bath, a bonus room, and convenient upper-level laundry complete this well-planned layout. The unfinished walkout basement is a blank canvas awaiting your creative touch, perfectly laid out to maximize usable space. Just outside your front door, you'll find a beautiful green space where children can play safely and the community hosts summer events. This home embraces the future with smart technology and eco-friendly features: intelligent lighting and thermostat controls, plus six solar panels that harness the sun's power to reduce energy costs by up to 40%. A tankless water heater ensures endless hot

water, while the heat-recovery ventilation system, triple-pane windows, and high-efficiency two-stage furnace maintain comfort and air quality year-round. With the balance of the new-home warranty still in place, this property offers peace of mind and exceptional value, complete with numerous fit-and-finish upgrades. Experience the perfect combination of innovation, efficiency, and modern design — all in the heart of Moraine.