



GRASSROOTS
REALTY GROUP

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154 Amblerhurst Way NW
Calgary, Alberta

MLS # A2344819



\$789,000

Division:	Ambleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,063 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

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:	No Animal Home, No Smoking Home		

Inclusions: NONE

GREAT VALUE!!!! Step into an extraordinary living experience in the sought-after Ambleridge community. This modern home offers an expansive 3,000 square feet of thoughtfully designed space, which includes a remarkable 860-square-foot Legal secondary suite, perfect for generating income or accommodating guests. The main level welcomes you with bright, open living and dining areas, ideal for both relaxation and entertaining. Large windows fill the space with natural light, while the south-facing backyard provides an inviting outdoor retreat. Upstairs, you'll find generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a spa-like ensuite bathroom. A bonus family room adds versatility, while upper-floor laundry makes daily life a breeze. The basement secondary suite is a large, private two-bedroom suite which includes its own kitchen, living area, bathroom, and a separate entrance, along with a dedicated parking spot. This suite offers flexibility for rental income or extended family living. With a double attached garage and abundant storage, this home is perfectly situated near parks, pathways, and upcoming amenities. This is your chance to own a move-in-ready gem that combines modern luxury with exceptional potential in a thriving community. Don't miss out!