



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

69 Amblehurst Way NW
Calgary, Alberta

MLS # A2345719



\$859,500

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,336 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Blinds		

Check out this amazing 6-bedroom, 1-flex room, 4 full bathrooms two-storey home in Ambleton! With over 2330 sq. ft. of luxurious living space, it features a walkout legal basement suite (currently used for short-term rental), perfect for families or multi-gen living. Main floor highlights: - Open-concept living area with fireplace - Modern gourmet kitchen with granite countertops, high-end appliances, and range hood - Main floor bedroom and full bathroom - Oversize deck for summer BBQs Upstairs: - Large bonus room for media or play - Upstairs laundry - Master bedroom with 5-piece ensuite and walk-in closet - 3 additional spacious bedrooms Walkout basement: - Fully developed and registered as a legal secondary suite - 1 bedroom, flexroom/den, kitchen, and laundry - 9 ft ceilings