$849,900 - 77 Amblehurst Way Nw, Calgary
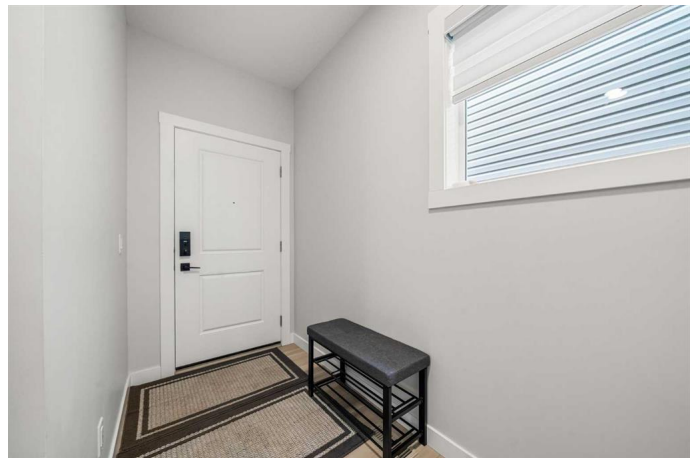
MLS® #A2206006

$849,900

5 Bedroom, 3.00 Bathroom, 2,419 sqft
Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to this exceptional 5-bedroom, 3-bathroom, two-storey home offering over 2370 sq. ft. of luxurious living space in the desirable Moraine community. This rare walkout home boasts a spacious and open-concept design, perfect for modern living and entertaining. Step into the inviting living room, featuring a beautiful fireplace that adds both charm and warmth to the space. The expansive dining, kitchen, and living areas seamlessly flow together, creating a perfect setting for family gatherings and everyday comfort. A large mudroom offers added convenience, ideal for organizing outdoor gear and keeping the home tidy. The walk-through pantry provides easy access from the kitchen to the garage, offering plenty of space for storage and food preparation.

One of the five bedrooms is conveniently located on the main floor, making it perfect for guests or multi-generational living. Upstairs, you'll find a large bonus room, ideal for a home office or media area, along with a convenient upstairs laundry room that makes laundry day a breeze. The master bedroom is a true retreat, complete with a stunning 5-piece ensuite and a spacious walk-in closet that will exceed all your storage needs, providing a spa-like experience. Three additional generously-sized bedrooms upstairs offer ample space for the whole family.

The unfinished basement provides the perfect

opportunity to create your ideal living space, whether it's a home gym, recreation room, or extra bedrooms—finish it as you wish to suit your needs.

This home is ideally located, just minutes away from top-rated schools, shopping, dining, and with easy access to Stoney Trail, making commuting a breeze. Don't miss the opportunity to own this luxury home in one of the most sought-after neighborhoods in the area!

Built in 2023

Essential Information

MLS® #	A2206006
Price	$849,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,419
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	77 Amblehurst Way Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2A2

Amenities

Amenities	Other
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty