

# \$768,800 - 41 Amblehurst Gardens Nw, Calgary

MLS® #A2208235

## \$768,800

4 Bedroom, 4.00 Bathroom, 2,103 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

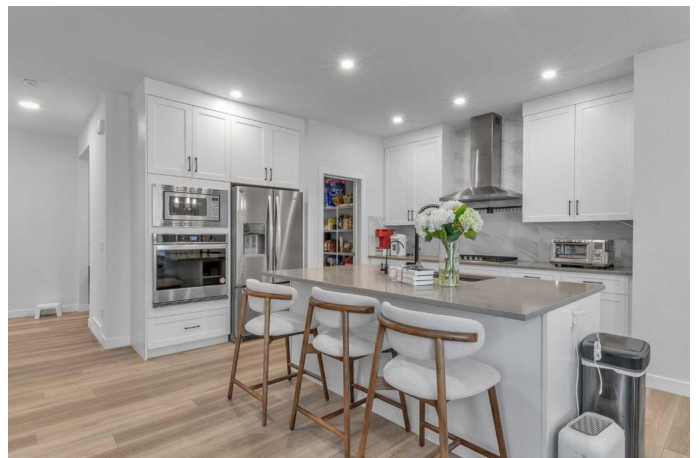
This 2023 built Show Home condition house has total 4 Bedrooms, 3 and half Bathrooms, Super convenient location at NW Calgary, fully completed basement with SEPARATED Entrance! There are total \$44600!! Upgrade for this house (Kitchen, Upper Floor to Vinyl, and Extra Windows) Beautiful private yard comes with large deck and fully fenced. Main floor kitchen (\$9600!! upgrade the entire kitchen) with walk in pantry and large center island open to dining, high rise ceiling living room space and formal dining area. There is great space for upstairs bonus room. Master bedroom has large en-suite and walk-in closet. Also there are two more bedrooms, another full-bath in this level. In the basement, it comes with separated entrance with high quality finished basement (8'-7" basement ceiling Height, !!\$43000!! for basement finish plus side entrance). There are bedroom with big windows, relaxing entertaining space, and a full bathroom. Whole basement is finished by the focus house builder. Beautiful yard is fully fenced. Walking distance to bus stop, shopping area and gas station. This is the house you must see!!

Built in 2023

## Essential Information

MLS® # A2208235

Price \$768,800



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,103
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	41 Amblehurst Gardens Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Z9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, ENERGY STAR Qualified Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 3rd, 2025
Days on Market	33
Zoning	R-G

**Listing Details**

Listing Office	CIR Realty
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