

**41 Amblehurst Gardens NW**  
**Calgary, Alberta**

**MLS # A2208235**



**\$768,800**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,103 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** none

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 dinning, 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!!