

# \$799,000 - 41 Amblehurst Gardens, Calgary

MLS® #A2208235

**\$799,000**

4 Bedroom, 4.00 Bathroom, 2,103 sqft  
Residential on 0.08 Acres

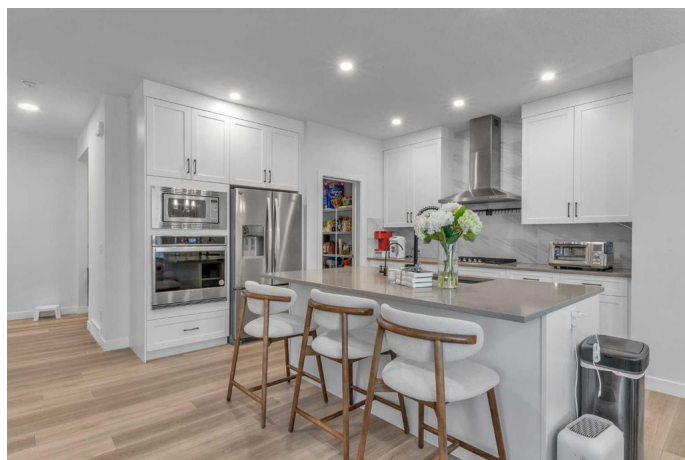
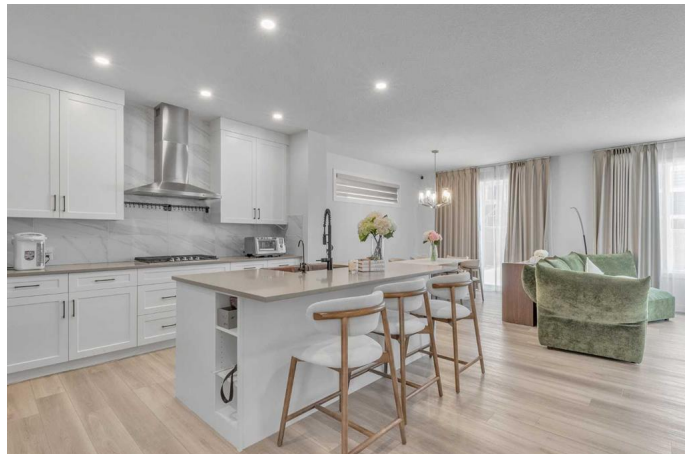
Ambleton, Calgary, Alberta

Open house Saturday April 5 ( 1-3PM),  
Sunday April 6 (1-3PM) This 2022 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! Beautiful private yard comes with large deck and fully fenced. Main floor 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). 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 2022

## Essential Information

MLS® #	A2208235
Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,103
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	41 Amblehurst Gardens
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, ENERGY STAR Qualified Refrigerator, Gas Cooktop, Microwave, Range Hood, Washer
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 3

Zoning R-G

### **Listing Details**

Listing Office CIR Realty

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