# \$759,000 - 75 Amblehurst Link Nw, Calgary

MLS® #A2246644

### \$759,000

3 Bedroom, 3.00 Bathroom, 2,102 sqft Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Beautifully built & customized home by Sterling with over \$70,000 in upgrades and located on a quiet street just steps away from a park & children's playground. The main floor is warm & bright with lots of natural light from your south facing backyard, cozy living room highlighted by the electric fireplace with floor-to-ceiling tile and vinyl plank flooring through out. The spacious kitchen is equipped with built-in stainless steel appliances, gas cooktop, chimney hood fan with tiled backsplash, full height cabinetry, Quartz countertops and walk-thru pantry. On the upper level, enjoy a generous bonus room, a convenient laundry room, and three bedrooms all with walk-in closets. The master suite is a luxurious retreat with a 5-piece ensuite and the other two bedrooms share a 4pc bath. The separate side entry provides access to a 9' basement, ready for your creative touch to expand living space. This bright and beautifully upgraded home is ideal for those seeking a modern, comfortable living space in a thriving community with easy access to major routes, public transit, schools, shopping and just minutes from Carrington Plaza with all its amenities.







Built in 2023

#### **Essential Information**

MLS® # A2246644 Price \$759.000 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,102

Acres 0.08

Year Built 2023

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 75 Amblehurst Link Nw

Subdivision Ambleton

City Calgary

County Calgary

Province Alberta

Postal Code T3P 2A2

#### **Amenities**

Amenities Park, Playground

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), French Door, Smart

Home

Appliances Built-In Oven, Dishwasher, Dryer, Electric Oven, Gas Cooktop,

Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window

Coverings, Built-In Range

Heating High Efficiency, Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

#### **Exterior**

Exterior Features Playground, Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 7th, 2025

Days on Market 83

Zoning R-G

HOA Fees 250

HOA Fees Freq. ANN

# **Listing Details**

Listing Office MaxWell Capital Realty

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