

# \$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

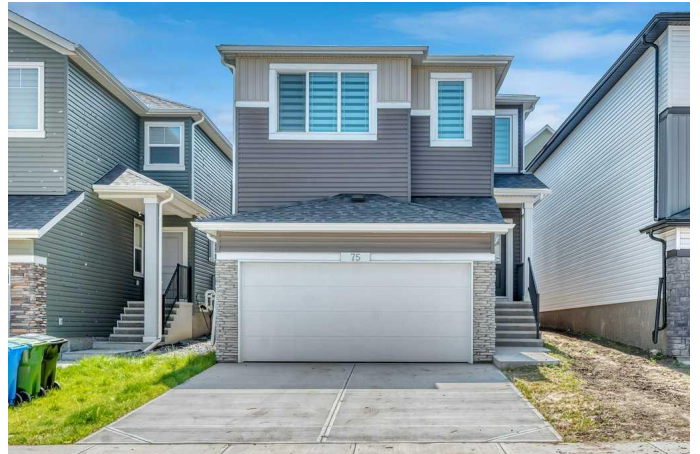
Beautifully built & customized home by Sterling with over \$70,000 in upgrades and located on a quiet street just steps away from a park & children's playground. The main floor is warm & bright with lots of natural light from your south facing backyard, cozy living room highlighted by the electric fireplace 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 | 51               |
| Zoning         | R-G              |
| HOA Fees       | 250              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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