

# \$724,900 - 140 Amblehurst Green Nw, Calgary

MLS® #A2214210

**\$724,900**

5 Bedroom, 4.00 Bathroom, 1,784 sqft

Residential on 0.07 Acres

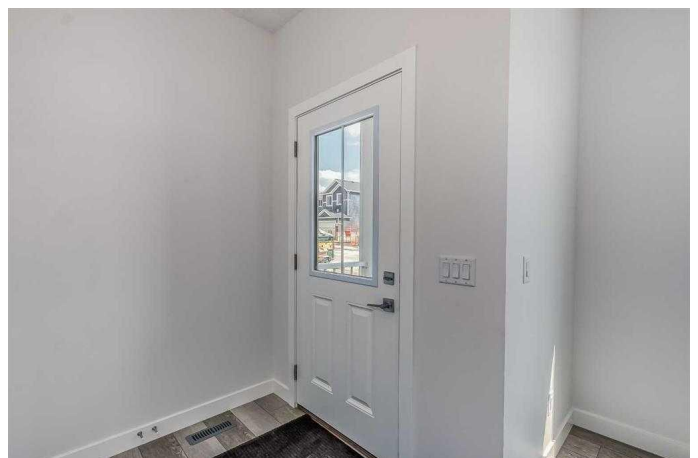
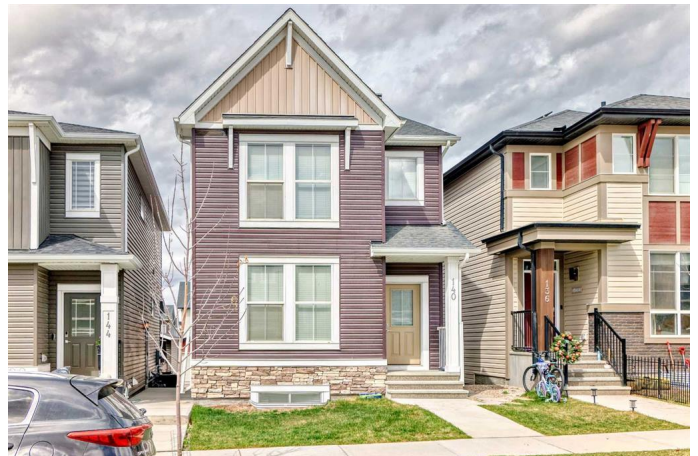
Ambleton, Calgary, Alberta

PRICE REDUCED. This is the one you have been waiting for. LIVE UP, RENT DOWN! Complete with a 2 bedroom LEGAL SUITE is this next-to-new home in Ambleton (Moraine). With a potential rental income of \$1,500 / month, you will love living in this new and upcoming area with young families and future potential. Complete with 3 bedrooms up including a primary bedroom with an ensuite and walk-in closet, this is the ideal home to raise a family. On the main floor, you will find a modern kitchen with a gas range, quartz countertops and lots of countertop space. There is a nice sized living room with an area for dining. At the front of the house is a flex room that can either be another living room or an office. Down the stairs, you will find the 2 bedroom unit with a good sized kitchen, living area, dining area complete with it's own washer and dryer.

Built in 2022

## Essential Information

MLS® #	A2214210
Price	\$724,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,784
Acres	0.07



Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	140 Amblehurst Green Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W8

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Gas Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	50

Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            Royal LePage Benchmark

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