

\$850,000 - 97 Amblehurst Gardens Nw, Calgary

MLS® #A2240470

\$850,000

5 Bedroom, 4.00 Bathroom, 2,705 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

AN INCREDIBLE VALUE— Spacious, Stylish, and Ready for Its Next Owner! Welcome to 97 Amblehurst Gardens NW — a spacious, modern, 2024 built family home that offers exceptional value in the NW community of Ambleton/Moraine. With over 2,700 square feet of finished living space above grade, plus over 1,000 sq ft in the basement full of potential, this home offers the kind of space, features, and flexibility rarely found at this price point. Now is the perfect time to make your move! From the moment you arrive, you—™ll notice the home is ideally located across from a beautiful playground, with easy access to parks, ponds, walking trails, schools, and retail amenities. Step inside to a bright and welcoming foyer with a large front closet and an airy layout that balances comfort and elegance. To your left, a cozy den provides the perfect space for a home office or reading nook. To your right, a main-floor bedroom and full 3-piece bath offer a rare and practical setup for multi-generational living or guests. The heart of the home is the stunning open-concept kitchen and living area. The kitchen features modern two-tone cabinetry, sleek stainless steel appliances, a gas stove, and a stainless steel hood fan. For serious cooks or anyone who loves to entertain, the fully equipped spice kitchen—with its own gas cooktop, sink, window, and extra storage—is a game-changer. A generous dining space flows seamlessly into the spacious living room, where a gas fireplace adds warmth and



character to the space. Upstairs, nearly 1,550 square feet of beautifully designed space awaits, including a large bonus room perfect for movie nights or a kids’s™ hangout. Four spacious bedrooms offer ultimate comfort and flexibility, including not one but two primary suites. The main primary suite is a luxurious retreat with an oversized bedroom, spa-inspired en-suite with dual sinks, a deep soaker tub, walk-in shower, and private water closet. Best of all, the walk-in closet connects directly to the laundry room for unbeatable convenience. The second upstairs suite features its own private bathroom and walk-in closet—ideal for teens, extended family, or guests—while the two remaining bedrooms share a well-appointed hallway bath. The basement is wide open and ready for your vision—whether that’s™ extra bedrooms, a gym, home theatre or extra play space for the kids. With the attached garage, dual furnaces, central air conditioning, and the peace of mind of Alberta New Home Warranty coverage (this home is just one year old!), you’re™ getting comfort, quality, and value all in one package. It could also be possible to add a side entrance to this home. This is your chance to get into a home that checks all the boxes at an amazing price and a rare opportunity to secure a nearly new, feature-rich property in a growing, family-friendly neighbourhood. Book your showing today!

Built in 2024

Essential Information

MLS® #	A2240470
Price	\$850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,705

Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	97 Amblehurst Gardens Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Z9

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Front Yard
Roof	Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 17th, 2025
Days on Market 64
Zoning R-G
HOA Fees 263
HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.