

# \$775,000 - 75 Amblehurst Link Nw, Calgary

MLS® #A2246644

## \$775,000

3 Bedroom, 3.00 Bathroom, 2,102 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

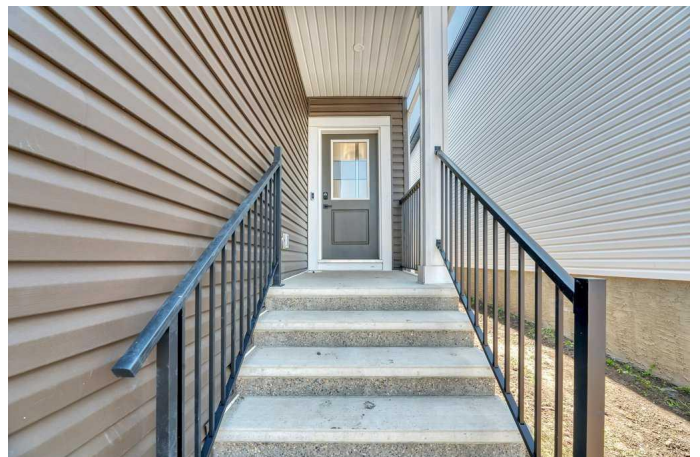
Beautifully built & customized home by Sterling with over \$70,000 in upgrades and located on a quiet street just steps away from a park & children's playground. The main floor is warm & bright with lots of natural light from your south facing backyard, cozy living room highlighted by the electric fireplace 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 \$775,000



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, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Smart Home
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Range, Gas Cooktop, Water Softener
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 Yard, Private Entrance  
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        1  
Zoning                   R-G  
HOA Fees                250  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           MaxWell Capital Realty

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