

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

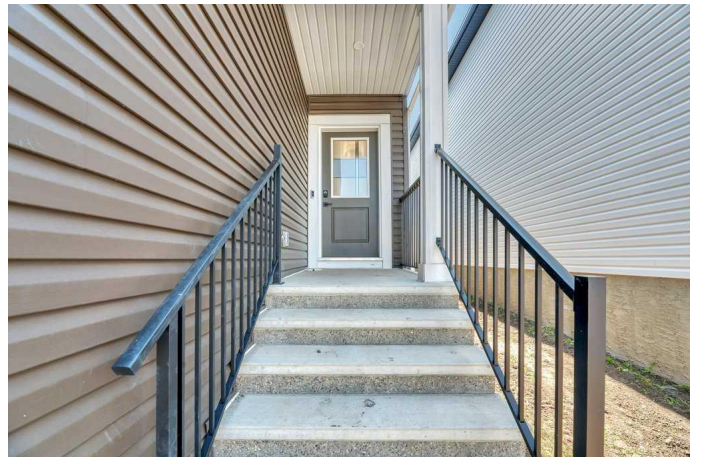
MLS® #A2246644

## \$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	65
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	MaxWell Capital Realty
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