

\$949,500 - 97 Amblehurst Gardens Nw, Calgary

MLS® #A2240470

\$949,500

5 Bedroom, 4.00 Bathroom, 2,705 sqft
Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Over 2700 SQUARE FEET OF FINISHED LIVING SPACE- MAIN FLOOR BEDROOM AND FULL BATHROOM- SPICE KITCHEN- 4 BEDROOMS UPSTAIRS- DUAL PRIMARY SUITES- AIR CONDITIONING! Welcome Home to 97 Amblehurst Gardens NW – A Spacious, Stylish Family Home in a Prime Location! This beautifully maintained home offers over 2,700 sq ft of finished living space, plus an additional 1,052 sq ft of unfinished basement, giving you plenty of room to grow, entertain, and relax. Perfectly situated across from a lovely playground and just minutes from retail shops, schools, parks, ponds, and walking trails, this home combines convenience with a serene, family-friendly setting. Step inside to a spacious foyer with a large closet to welcome guests in style. To the left, a cozy den makes an ideal home office or reading nook. To the right, a rare main-floor bedroom and full 3-piece bath offer the perfect setup for guests or multi-generational living. The open-concept kitchen is a chef’s dream, featuring elegant two-tone cabinetry, sleek blue and grey accents, stainless steel appliances, a gas stove, and a stainless steel hood fan. Love to cook and entertain? You’ll adore the spice kitchen, fully equipped with a gas cooktop, sink, ample storage, and a window. A generous dining area and inviting living room with a gas fireplace complete this impressive main level. Upstairs offers nearly 1,550 sq ft of living space with a generous bonus room-the perfect



space for family movie nights or a kidsâ€™™ play area- and FOUR bedrooms. The primary suite is a luxurious retreat with a massive bedroom and spa-like en-suite featuring dual sinks, an oversized soaker tub, walk-in shower and private water closet. The huge walk-in closet connects directly to the laundry room. Two more bedrooms share a hallway bath, while the fourth upstairs bedroom includes its OWN en-suite and walk-in closetâ€”ideal for teens or guests! The full basement is unfinished and ready for your creative vision â€” whether you dream of a home gym, additional bedrooms, or a rec space, the possibilities are endless. Additional features include a double attached garage, dual furnaces and Central Air Conditioning for your comfort. Plus, as this home is only a year old, it still has coverage under the Alberta New Home Warranty Program! This is a rare opportunity to own a home with this much space, style, and flexibilityâ€”all in a location families love. Book your showing today!

Built in 2024

Essential Information

MLS® #	A2240470
Price	\$949,500
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	23
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.