

\$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 19
Zoning R-G
HOA Fees 250
HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Capital Realty

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.