

\$839,900 - 53 Amblehurst Gardens Nw, Calgary

MLS® #A2257851

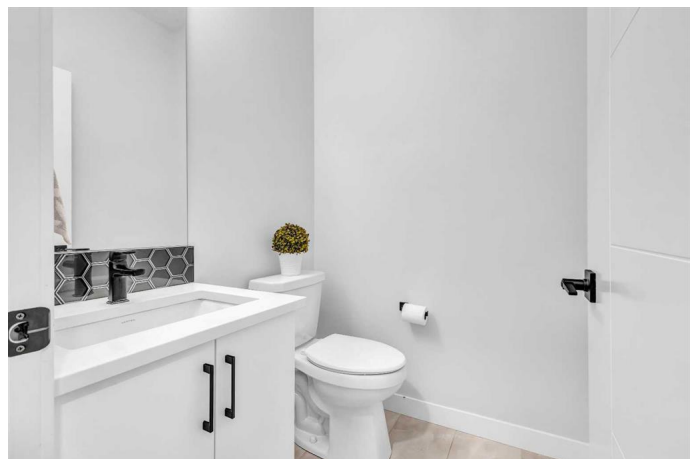
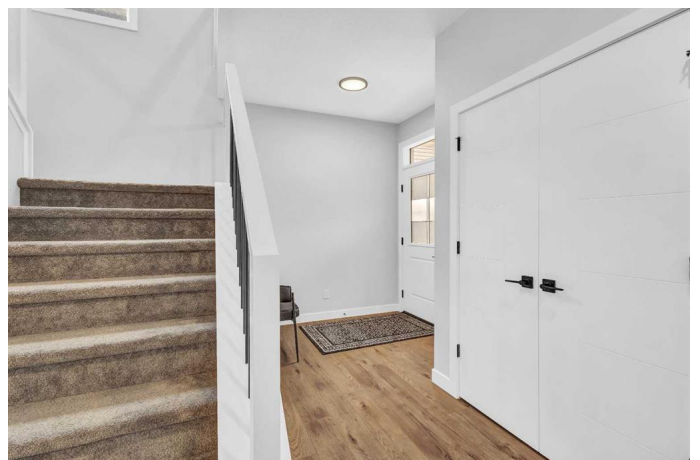
\$839,900

4 Bedroom, 3.00 Bathroom, 2,805 sqft

Residential on 0.09 Acres

Ambleton, Calgary, Alberta

Experience the perfect blend of luxury, comfort, and functionality in this beautifully designed detached home, ideally situated in the NW community of Moraine. Offering over 2,800 sq ft of refined living space across two levels, this residence features 4 spacious bedrooms, 2.5 bathrooms, and a double attached garage, making it the perfect home for families of all sizes. Step inside and be greeted by luxury vinyl plank flooring and an abundance of natural light streaming through expansive west-facing windows. The open-concept main floor is ideal for both entertaining and everyday living, with a spacious living area that seamlessly connects to the modern chef's kitchen. Here, you'll find sleek quartz countertops, stainless steel appliances, pristine white cabinetry, a large central island, and separate pantry for added convenience. Upstairs, a generous bonus room provides additional living space, perfect for a media room, home office, or play area. The upper level also features four well-sized bedrooms, including a serene primary suite complete with a luxurious 5-piece ensuite and an impressive walk-in closet. Enjoy your private outdoor oasis in the beautifully landscaped backyard, perfect for summer barbecues and evening relaxation. The double attached heated garage, along with the extended driveway, provides ample parking for both family and guests. Situated close to parks, schools, playgrounds, shops, and dining options, this home provides the ultimate



in convenience and lifestyle. Whether you're raising a family or simply seeking more space, this exceptional property checks all the boxes. Donâ€™t miss your opportunity to call this stunning home your own, schedule your private viewing today!

Built in 2023

Essential Information

MLS® #	A2257851
Price	\$839,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,805
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	53 Amblehurst Gardens Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1Z9

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Oven, Range Hood, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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