

140 Amblehurst Green NW
Calgary, Alberta

MLS # A2214210



\$724,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,784 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

PRICE REDUCED. This is the one you have been waiting for. LIVE UP, RENT DOWN! Complete with a 2 bedroom LEGAL SUITE is this next-to-new home in Ambleton (Moraine). With a potential rental income of \$1,500 / month, you will love living in this new and upcoming area with young families and future potential. Complete with 3 bedrooms up including a primary bedroom with an ensuite and walk-in closet, this is the ideal home to raise a family. On the main floor, you will find a modern kitchen with a gas range, quartz countertops and lots of countertop space. There is a nice sized living room with an area for dining. At the front of the house is a flex room that can either be another living room or an office. Down the stairs, you will find the 2 bedroom unit with a good sized kitchen, living area, dining area complete with it's own washer and dryer.