

# \$749,900 - 30 Amblehurst Way Nw, Calgary

MLS® #A2224629

**\$749,900**

4 Bedroom, 4.00 Bathroom, 1,630 sqft

Residential on 0.06 Acres

Ambleton, Calgary, Alberta

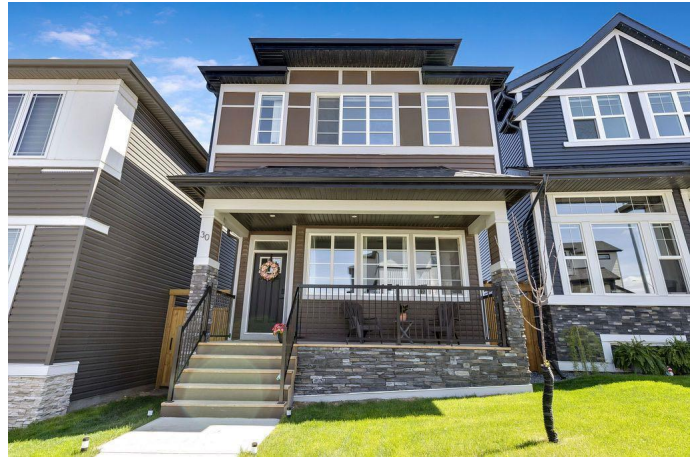
Welcome to 30 Amblehurst Way NW in the community of Moraine! This Jayman built 2 storey home has over 2380 square feet of developed space and has 4 bedrooms and 3 bathrooms with so many amazing features. For example this home features the technology package from Jayman which includes 6 solar panels on the roof to save money on utility bills! Other features include a tankless hot water system and an Ecobee smart thermostat. The custom kitchen has many upgrades as well such as a 14 foot island with a built in microwave and Blanco Silgranite sink; Full height cabinets to the ceiling, quartz countertops throughout the home, under mount sinks, hardware upgrades for all the cabinets and doors, soft close cabinets and closet doors, large basement window of 60x36, a raised foundation which means a 9 foot basement ceiling! There is also a convenient side entrance. There are Kasa Smart Lights(which are dimmable) in the basement, dining room, and bonus room. There is also an Ultraviolet air purification system installed with a Heat Recovery Ventilation (HRV) to save even more money. There is unbelievable value in this home, so don't delay!

Built in 2022

## Essential Information

MLS® #

A2224629



Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,630
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	30 Amblehurst Way Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2A2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Smart Home, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Tankless Water Heater
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Level, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	45
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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