

# \$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

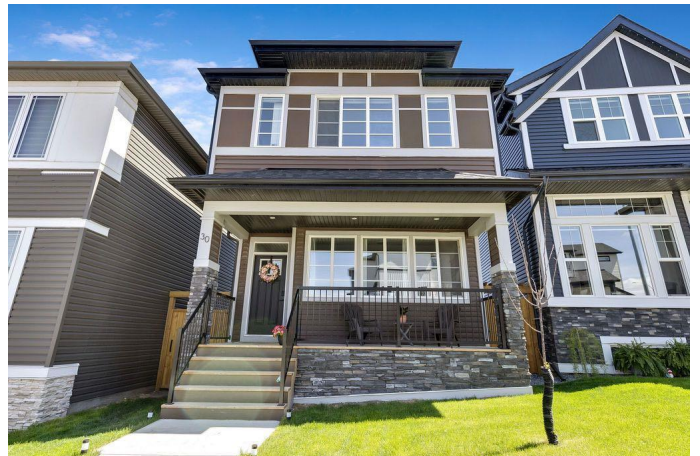
Welcome to 30 Amblehurst Way NW in the community of Moraine! This Jayman built 2 storey home has over 2380 square feet of developed space and has 4 bedrooms and 3 bathrooms with so many amazing features. For example this home features the technology package from Jayman which includes 6 solar panels on 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 | 84             |
| Zoning         | R-G            |
| HOA Fees       | 263            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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