

\$759,000 - 18 Amblehurst Path Nw, Calgary

MLS® #A2264041

\$759,000

4 Bedroom, 4.00 Bathroom, 1,777 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

OPEN HOUSE SATURDAY OCTOBER 25:
1PM - 4PM. Nestled on a highly sought-after garden lot, one of the community's rarest and most desirable placements, this stunning Jayman-built home offers an unparalleled lifestyle. Directly out your front door lies a sizeable, sprawling green space, providing a private park-like setting for children to play and a front-row seat for community events like family movie nights. Step inside to discover a residence in truly meticulous, "better-than-new" condition. You are immediately greeted by an impressive entryway with 9-foot ceilings and beautiful luxury vinyl plank (LVP) flooring. A convenient home office and half-bath are perfectly situated off the foyer. The open-concept design seamlessly connects the living room, dining area, and the stunning upgraded kitchen a chef's delight featuring quartz countertops, a gas cooktop, built-in oven, and a roomy walk-in pantry. A door off the kitchen leads to a large deck, ideal for relaxing while overlooking the community. Upstairs, the home continues to impress with a spacious bonus room, perfect for a media center or playroom, along with three well-appointed bedrooms. The primary suite is a true retreat, boasting an extremely spacious layout, a luxurious four-piece en-suite bathroom, and a large walk-in closet. Completing this level is a practical and spacious laundry room. The fully finished, walk-out lower level presents incredible potential, featuring a fourth



bedroom, a full bathroom, and a large family room—an ideal space for a games area, a recreational haven. Outside, enjoy a maintenance-free backyard and a large double detached garage (22' x 20') with paved lane access. Built with efficiency in mind, this home includes a high-efficiency furnace, tankless water heater, and is solar-ready. Plus, there is a water softener and dechlorinator and radon system. If you are searching for a special, turnkey family home in a prime location, your search ends here. Contact your favorite realtor to schedule a private viewing today.

Built in 2022

Essential Information

MLS® #	A2264041
Price	\$759,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,777
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	18 Amblehurst Path Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W8

Amenities

Amenities	Park
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Gas Cooktop, Microwave, Range Hood, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Courtyard, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks, Sloped Down, Environmental Reserve
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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