



## 86 Amblehurst Way

📍 - Ambleton, NW Calgary

Job # 220049

 **Total Sq. Ft. - 2024**

 **Bedrooms - 3**

 **Bathrooms - 2.5**

 **Garage - 2 Car**

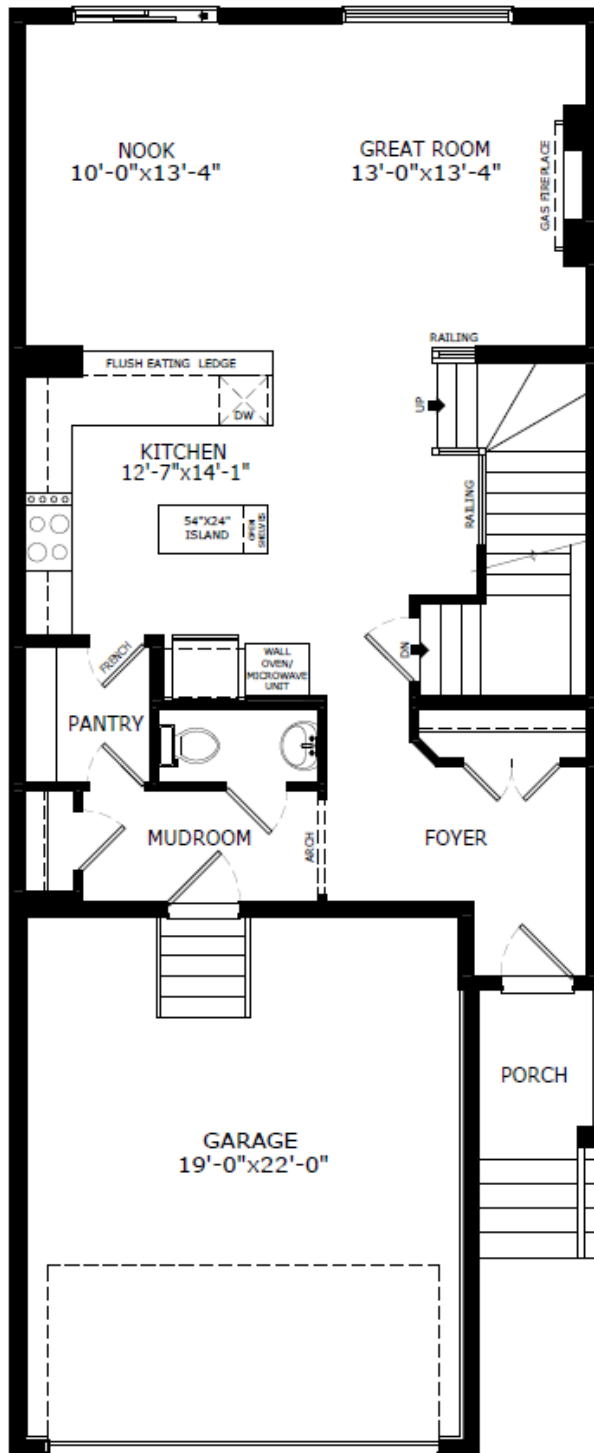
- 9' knockdown ceilings on main floor
- Executive kitchen layout with chimney hood fan and built-in stainless steel appliances
- Quartz countertops throughout kitchen and bathrooms with undermount sinks
- Luxury Vinyl Plank (LVP) flooring throughout main floor and laundry
- Walk thru pantry
- Upper floor laundry
- 5-piece ensuite including shower with tiled walls, fiberglass base and sliding barn door
- Walk-in closets in each bedroom
- Gas fireplace
- Side entrance
- South facing backyard
- Gasline for BBQ



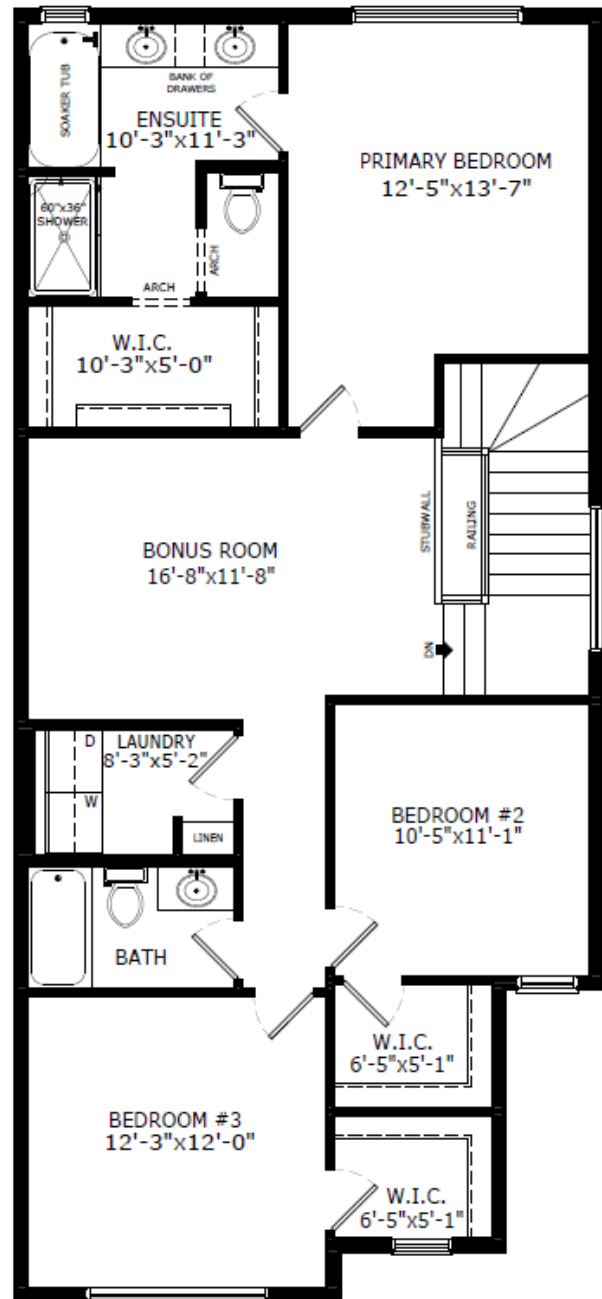
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# BIRKLEY



Main Level: 905 sq. ft.



Upper Level: 1119 sq. ft.