# \$899,900 - 145 Amblefield Terrace Nw, Calgary

MLS® #A2229509

# \$899,900

5 Bedroom, 3.00 Bathroom, 2,349 sqft Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Price improved to \$899,900- incredible value for a 5 bedroom walkout backing into a green space!!â€" a beautifully upgraded, never-lived-in home in the vibrant, family-friendly community of Moraine. With 5 bedrooms and 3 bathrooms and a thoughtfully designed layout, this home blends style, function, and comfort for modern family living.

Enjoy the convenience of a main floor bedroom with a full bath, ideal for guests or multi-generational families. The kitchen is a true showstopper, featuring granite countertops, stainless steel appliances, gas stove, and a large walk-in pantryâ€"spacious enough to be converted into a spice kitchen if desired. The open-concept main floor also offers a bright living space with a floor-to-ceiling stone fireplace and access to a south-facing balcony overlooking a ravineâ€"with no rear neighbours for added privacy.

Upstairs, you'II love the bonus room separating the luxurious primary suite (with his & hers sinks, a soaker tub, stand-alone shower, and walk-in closet) from the three additional bedrooms. The upper floor laundry room adds everyday convenience, and multiple linen closets provide plenty of extra storage.

The walkout basement is a blank canvas for your future development, complete with







rough-in plumbing, and the double attached garage completes the package. With modern transitional finishes throughout, this home is move-in ready and waiting for its first owners.

Ideally located just steps to playgrounds, walking paths, and the community pond, and minutes to schools, shopping, and major roadwaysâ€"this is the perfect place to call home.

Donâ€<sup>™</sup>t miss your opportunity to own this exceptional new build in NW Calgaryâ€<sup>™</sup>s Moraine community!

### Built in 2023

## **Essential Information**

MLS® # A2229509 Price \$899,900

Bedrooms 5
Bathrooms 3.00

Full Baths 3

Square Footage 2,349
Acres 0.08
Year Built 2023

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

# **Community Information**

Address 145 Amblefield Terrace Nw

Subdivision Ambleton
City Calgary
County Calgary
Province Alberta

Postal Code T4B3P5

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Front Drive, Garage Faces Front

# of Garages 2

### Interior

Interior Features Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No.

Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In

Closet(s), Central Vacuum

Appliances Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Refrigerator,

Washer/Dryer

Heating Natural Gas, Central, Fireplace(s)

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Full, Unfinished, Walk-Out

#### **Exterior**

Exterior Features Balcony, Barbecue

Lot Description Backs on to Park/Green Space, Cleared, No Neighbours Behind

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

#### Additional Information

Date Listed June 10th, 2025

Days on Market 144
Zoning R-G

# **Listing Details**

Listing Office Century 21 Bravo Realty

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