



**GRASSROOTS**  
REALTY GROUP

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**106 Amblesfield Heights NW**  
**Calgary, Alberta**

**MLS # A2214242**



**\$945,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Moraine                |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,472 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Central, Natural Gas                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | See Remarks, Unfinished, Walk-Out To Grade | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding                        | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar                              |                   |     |

**Inclusions:** All Appliances as seen at the time of showing & Photos

Welcome to 106 Amblesfield Heights NW &ndash; a fully upgraded, custom-built walkout home in the vibrant new community of Ambleton. This stunning custom build of the Moraine model by Shane Homes offers 2,471.8 sq. ft. of thoughtfully designed living space and over \$50,000 in premium upgrades. Situated on a desirable walkout lot, this home seamlessly blends luxury, comfort, and incredible future potential. The main floor features a spacious open-concept layout with a dedicated spice kitchen, perfect for preparing flavorful meals without impacting your main kitchen. A cozy electric fireplace adds warmth and style to the living area. A main floor bedroom and full bathroom provide flexibility for guests, multi-generational living, or a home office. Upstairs, enjoy a large bonus room and three generously sized bedrooms, each with its own full ensuite bathroom and walk-in closet &ndash; ensuring everyone has their own space and privacy. The walkout basement offers excellent potential for a future legal suite, adding long-term value and investment potential. Parking is a breeze with a double attached garage and a 2-car driveway, giving you 4 total dedicated parking spots on the property. As a brand-new, custom-built home, it comes with the peace of mind of a full new home warranty, and the driveway will be poured by the builder as soon as weather permits. Located just minutes from a variety of amenities including grocery stores, restaurants, cafes, and wellness services &ndash; all within a 7-minute drive. Enjoy quick access to Stoney Trail, a 25-minute commute to downtown Calgary, and convenient bus stops nearby. Don't miss your chance to own this upgraded, move-in-ready home tailored to perfection in one of Calgary's most exciting new neighborhoods. Schedule your showing today and experience the custom comfort of Ambleton.

living. Don't miss your chance to own this stunning, move-in-ready home in one of Calgary's most promising communities. Schedule your showing today and experience all that Ambleton has to offer!