



**145 Amblefield Terrace NW  
Calgary, Alberta**

**MLS # A2173840**



**\$939,800**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Moraine                |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,333 sq.ft.           | <b>Age:</b>   | 2023 (1 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | See Remarks            |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding                        | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, No Animal Home, Open Floorplan |                   |     |

**Inclusions:** NA

Explore the elegance of this residence in the community of Moraine earlier known as Ambleton, situated against a serene ravine backdrop with a walkout basement This beautifully staged property features four bedrooms, bonus room and 3 bathrooms, perfectly blending comfort with luxurious finishes. The main floor bedroom and full bathroom is the priced feature of this beauty! The double attached garage enhances the home’s functionality, providing secure parking and extra storage space. This home is conveniently located just minutes from shopping centers, and major thoroughfares like Stoney Trail, ensuring easy access to all amenities. With spacious living areas and a peaceful den, it is ideal for both family activities and quiet relaxation. Seize the opportunity to own this sophisticated property where style meets convenience. Schedule your viewing today and discover your potential new home in Moraine.