

# \$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, youâ€™ll 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€™t miss your opportunity to own this exceptional new build in NW Calgaryâ€™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 Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)  
Appliances Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer  
Heating Central, Fireplace(s), Natural Gas  
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, No Neighbours Behind, Cleared  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed June 10th, 2025  
Days on Market 40  
Zoning R-G

### Listing Details

Listing Office Century 21 Bravo Realty

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