

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

MLS® #A2229509

\$899,900

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

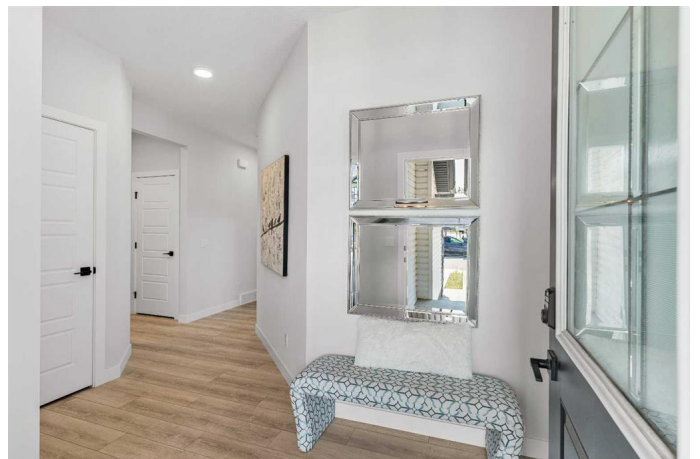
Ambleton, Calgary, Alberta

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 roadways—this is the perfect place to call home.

Don't miss your opportunity to own this exceptional new build in NW Calgary'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 63
Zoning R-G

Listing Details

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.