

# \$899,900 - 145 Amblesfield 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 46  
Zoning R-G

### Listing Details

Listing Office Century 21 Bravo Realty

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