



**GRASSROOTS**  
REALTY GROUP

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**145 Amblesfield Terrace NW**  
**Calgary, Alberta**

**MLS # A2229509**



**\$919,900**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,349 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cleared, No Neighbours Behind		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<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>	-

**Features:** Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Built-In Oven

Welcome to 145 Amblesfield Terrace NW — a beautifully upgraded, never-lived-in home in the vibrant, family-friendly community of Moraine. With 5 bedrooms 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 pantry—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 ravine—with no rear neighbours for added privacy. Upstairs, you’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!