



GRASSROOTS

REALTY GROUP

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2112 152 Avenue NW
Calgary, Alberta

MLS # A2319249

\$612,800



Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,580 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows

Inclusions: N/A

Welcome to the Mira by Broadview Homes, a brand new detached home in the northwest Calgary community of Moraine, formerly known as Ambleton. Offering 1,580 square feet of thoughtfully designed living space, this home features 4 bedrooms, 3 full bathrooms, a main floor bedroom, side entrance, upper-level bonus room, and a rear parking pad. Designed with flexibility in mind, the Mira is an excellent option for growing families, multi-generational living, first-time buyers, and investors seeking the benefits of a new construction home in one of Calgary's newest master-planned communities. The main floor welcomes you with a spacious foyer that opens into the bright, open-concept living area. At the heart of the home, the kitchen features a large central island, ample cabinetry, and a spacious pantry while overlooking the dining nook and great room, creating a functional layout for both everyday living and entertaining. A main floor bedroom and full bathroom with a walk-in shower offer flexibility for guests, extended family members, or a private home office. The rear mudroom provides additional storage and convenient access to the backyard. Upstairs, the primary suite serves as a comfortable retreat, complete with a walk-in closet and private ensuite featuring a walk-in shower. Two additional bedrooms, a full bathroom, centrally located laundry room, and a spacious bonus room complete the upper level, providing practical living spaces that can adapt to a variety of lifestyles. Located in the growing northwest Calgary community of Moraine, residents enjoy access to parks, playgrounds, pathways, natural green spaces, and future community amenities designed to encourage an active lifestyle. With over 7 kilometres of planned pathways and convenient access to Stoney Trail, 14 Street NW, and nearby amenities in Evanston and Creekside, Moraine offers the

perfect balance of connectivity and neighbourhood living. Shopping, restaurants, schools, recreation facilities, and everyday conveniences are all within easy reach, making this an ideal location for families and professionals alike. Combining a functional floorplan, modern design, and the advantages of buying new, the Mira presents an excellent opportunity to own a brand new home in one of northwest Calgary's most exciting emerging communities.