



72 Amblefield View NW
Calgary, Alberta

MLS # A2323080



\$629,800

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,742 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.09 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 Annex by Broadview Homes, a brand new detached home in the northwest Calgary community of Moraine, formerly known as Ambleton. Offering 1,724 square feet of thoughtfully designed living space, this home features 3 bedrooms, 3 full bathrooms, a main floor flex room, side entrance, and an upper-level bonus room. Designed with flexibility in mind, the Annex 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 versatile flex room and full bathroom with a walk-in shower provide the perfect space for extended family members, overnight guests, a private home office, or a playroom, while the rear mudroom offers additional storage and convenient access to the backyard. The separate side entrance provides added flexibility for future basement development, subject to municipal approvals and permits. 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 family needs and 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, flexible living spaces, side entrance, and the advantages of buying new, the Annex presents an excellent opportunity to own a brand new home designed to accommodate growing families and multi-generational living in one of northwest Calgary's most exciting emerging communities.