



**GRASSROOTS**  
REALTY GROUP

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2112 152 Avenue NW  
Calgary, Alberta

MLS # A2348964

**\$557,800**

|                  |                           |               |                  |
|------------------|---------------------------|---------------|------------------|
| <b>Division:</b> | Moraine                   |               |                  |
| <b>Type:</b>     | Residential/House         |               |                  |
| <b>Style:</b>    | 2 Storey                  |               |                  |
| <b>Size:</b>     | 1,621 sq.ft.              | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4                         | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Alley Access, Parking Pad |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                 |               |                  |
| <b>Lot Feat:</b> | Back Lane                 |               |                  |

|                    |                                           |                   |     |
|--------------------|-------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                | <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                                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -   |

**Features:** Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to the Mira by Broadview Homes, a brand-new detached home offering 1,580 square feet of well-planned living space in Moraine, one of northwest Calgary's growing new communities. With 4 bedrooms, 3 full bathrooms, a main-floor bedroom, separate side entrance, upper bonus room, and rear parking pad, this home offers the flexibility today's families, first-time buyers, and multi-generational households are looking for. The main floor is bright, open, and designed around everyday living. At the centre of the home, the kitchen features a large island, plenty of cabinetry, and a spacious pantry, all overlooking the dining area and great room. Whether you're hosting friends or keeping an eye on the kids while making dinner, the open layout keeps everything connected. A main-floor bedroom paired with a full bathroom featuring a walk-in shower is a standout feature, creating a comfortable option for overnight guests, extended family, or a private home office. At the rear of the home, a functional mudroom provides additional storage and convenient access to the backyard and parking pad. Upstairs, the primary bedroom includes a walk-in closet and private ensuite with a walk-in shower. Two additional bedrooms, another full bathroom, centrally located laundry, and a spacious bonus room complete the upper level. The bonus room adds valuable extra living space for movie nights, a playroom, homework area, or simply somewhere to relax away from the main floor. Located in Moraine, formerly known as Ambleton, this growing northwest Calgary community is being designed around parks, playgrounds, pathways, and natural green spaces, with more than 7 kilometres of planned pathways creating plenty of opportunities to get outside. Convenient access to Stoney Trail and 14 Street NW makes it easy to connect throughout the city,

while shopping, restaurants, schools, recreation, and everyday amenities in nearby Evanston and Creekside are within easy reach. With four bedrooms, three full bathrooms, flexible living spaces, a side entrance, and the benefits of buying brand new, the Mira offers a lot of home in a community that continues to grow around it.