

**151 Amblefield Avenue NW**  
**Calgary, Alberta**

**MLS # A2176123**



**\$669,900**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,796 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

**\*\*OPEN HOUSE THIS SAT&SUN (Nov 2 &3) AT 2-4PM\*\* BRAND NEW WALKOUT HOME** ready for you! Located in the fresh and thriving neighborhood of Ambleton/Moraine, this pristine 2024-built walk-out home has never been lived in and sits on a premium Corner lot, offering additional space and privacy. The home's thoughtfully designed layout features 3 spacious Bedrooms, 2.5 Baths, and a bright Bonus room on the upper level. Upon entry, you're welcomed by 9' ceilings and Luxury Vinyl Plank flooring throughout the main floor. A spacious Living room flows seamlessly into the gourmet white Kitchen, which boasts a central island, Quartz Countertops, and ceiling height cabinetry for ample storage and a modern, elegant touch. Across from the Kitchen is a dedicated Dining area, perfect for family meals and entertaining. Opens to the sunny Family room, completes with an electric fireplace, creates a cozy space ideal for relaxing and spending time with families. Back door to a Deck equipped with a gas line hookup—perfect for outdoor grilling and gatherings. Going upstairs, Bonus room offers additional living space, while the Primary suite provides a tranquil retreat with a 4-piece ensuite featuring Quartz Countertops and a walk-in closet. Two generously sized Bedrooms and a convenient upper-level laundry room with extra storage complete this level. The south-facing backyard fills the home with natural light throughout the day and features convenient back-lane access. The unfinished Walkout basement presents endless potential for future development either for extra living space or finishing up a legal Suite (to complete with permit) Discover Ambleton/Moraine—a dynamic, family-friendly community known for its extensive green spaces, easy access to schools, shopping, and recreational facilities.

With peaceful trails, parks, and vibrant local amenities, Ambleton/Moraine offers a balanced lifestyle in a rapidly growing neighborhood, making it the ideal place to call home.&nbsp; Easy access to 14th Street and Stoney Trail.