

145 AMBLEFIELD Terrace, Calgary T4B3P5

MLS®#: **A2153563** Area: **Moraine** Listing **07/29/24** List Price: **\$959,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2023** Abv Sqft: **2,333**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,681 sqft** Ttl Sqft: **2,333**
 Lot Shape:

DOM

51
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Attached**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Tile**
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **High Ceilings, No Animal Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`11"	Dining Room	Main	10`5" x 10`6"
Bedroom	Main	9`2" x 9`9"	Kitchen	Main	10`5" x 15`5"
Living Room	Main	12`8" x 15`3"	Pantry	Main	9`4" x 7`9"
4pc Bathroom	Upper	5`7" x 9`8"	5pc Ensuite bath	Upper	9`11" x 11`9"
Bedroom	Upper	9`3" x 13`1"	Bedroom	Upper	9`4" x 10`1"
Bedroom	Upper	10`4" x 11`6"	Family Room	Upper	15`10" x 15`6"
Laundry	Upper	6`5" x 5`11"	Bedroom - Primary	Upper	12`8" x 15`1"

Walk-In Closet

Upper

9`11" x 6`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2311428

Zoning:

R-G

Remarks

Pub Rmks:

Explore the elegance of this residence in the community of Moraine earlier known as Ambleton, situated against a serene ravine backdrop with a walkout basement. This beautifully staged property features four bedrooms, bonus room and 3 bathrooms, perfectly blending comfort with luxurious finishes. The main floor bedroom and full bathroom is the priced feature of this beauty! The double attached garage enhances the home's functionality, providing secure parking and extra storage space. This home is conveniently located just minutes from shopping centers, and major thoroughfares like Stoney Trail, ensuring easy access to all amenities. With spacious living areas and a peaceful den, it is ideal for both family activities and quiet relaxation. Seize the opportunity to own this sophisticated property where style meets convenience. Schedule your viewing today and discover your potential new home in Moraine.

Inclusions:

Property Listed By:

NA

CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











