



THE
A-TEAM

**RE/MAX
FIRST**

65 AMBLEFIELD View, Calgary T3P 2K1

MLS®#: **A2158003** Area: **Moraine** Listing **08/20/24** List Price: **\$999,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,075 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Front Yard,Interior Lot,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,381**
 Low Sqft:
 Ttl Sqft: **2,381**

DOM

94
Layout
 Beds: **7 (5 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Ext Feat: **BBQ gas line,Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,See Remarks,Separate Entrance,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`9" x 9`11"	Spice Kitchen	Main	7`4" x 7`6"
Living Room	Main	12`11" x 14`6"	Breakfast Nook	Main	9`11" x 10`0"
Bedroom	Main	10`5" x 9`1"	3pc Bathroom	Main	
Bedroom - Primary	Upper	12`11" x 14`8"	Bedroom	Upper	8`9" x 12`6"
Bedroom	Upper	8`9" x 12`6"	Bedroom	Upper	9`11" x 11`9"
Bonus Room	Upper	9`1" x 12`6"	Laundry	Upper	6`3" x 9`7"
5pc Ensuite bath	Upper		4pc Bathroom	Upper	

**Kitchen With Eating Area
Bedroom
4pc Bathroom**

**Basement
Basement
Basement**

**10`9" x 8`0"
11`5" x 11`4"**

**Living Room
Bedroom
Laundry**
Legal/Tax/Financial

**Basement
Basement
Basement**

**9`3" x 10`2"
9`7" x 9`1"
3`9" x 3`1"**

Title:
Fee Simple
Legal Desc:

2411014

Zoning:
R-G

Remarks

Pub Rmks: **Moraine - 65 Amblefield View NW: Fantastic opportunity to CUSTOMIZE your dream home including picking all your finishings in Moraine, formerly known as Ambleton. Welcome to this FULLY DEVELOPED Emerald Model built by Shane Homes featuring a total of 7 bedrooms, 4 full bathrooms, over 3,300 sq ft, an attached double car garage and LEGAL BASEMENT SUITE. The open main floor features a spacious kitchen with stainless steel appliances including a built-in oven, microwave, cooktop, chimney hood fan, island with seating, walk-through spice kitchen with pocket door, pantry shelves, sink, and additional cooktop; large breakfast nook with patio doors to the WEST FACING backyard, living room featuring an electric fireplace with floating hearth; main floor bedroom which can be used as a den and 3 pc full bathroom with walk-in shower. The upper level features a spacious layout with the primary bedroom that features a walk-in closet and 5 pc ensuite with a separate soaker tub, walk-in shower, dual undermount sinks, and separate toilet with door. The upper level includes 3 additional bedrooms - 2 bedrooms have walk-in closets; a large central bonus room, 4 pc main bathroom and a separate laundry room. The fully developed LEGAL basement suite features 9ft basement foundation, side entry, L-shaped kitchen with stainless steel appliances and eating area; living room, 2 bedrooms and stacked laundry. Additional features to this home include a WEST FACING backyard, BBQ gas line + much more! Live in Moraine home to parks/playgrounds, future high school, short commute to ample amenities such as the Shops at Carrington Green and Evanston Towne Centre, close to major roadways such as Stoney Trail, 14 Street, 144 Street providing easy access to QE II and Highway 1. Call for more info! *Photos from existing Shane Homes showhomes of the same model. Selections, upgrades, and colors may vary.***

Inclusions:
Property Listed By: **N/A
RE/MAX Real Estate (Central)**

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



