



THE
A-TEAM

**RE/MAX
FIRST**

151 AMBLEFIELD Avenue, Calgary T3P 2B8

MLS®#: **A2176123**

Area: **Moraine**

Listing Date: **10/31/24**

List Price: **\$669,900**

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: **2,701 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,796**
Low Sqft:
Ttl Sqft: **1,796**

DOM

22
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Corner Lot**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`9" x 11`3"
Kitchen	Main	13`5" x 8`4"
Bedroom - Primary	Upper	13`9" x 11`3"
Bedroom	Upper	11`3" x 8`9"
4pc Ensuite bath	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	13`11" x 8`2"
Family Room	Main	13`5" x 10`9"
Bedroom	Upper	12`7" x 7`9"
Bonus Room	Upper	10`4" x 8`3"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311428

Remarks

Pub Rmks: **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. Easy access to 14th Street and Stoney Trail.**

Inclusions:
Property Listed By: **N/A**
Jessica Chan Real Estate & Management Inc.

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











