

\$639,900 - 65 Amblefield Heights Nw, Calgary

MLS® #A2217676

\$639,900

3 Bedroom, 3.00 Bathroom, 1,775 sqft

Single Family on 0.06 Acres

Moraine, Calgary, Alberta

Located within the popular new NW community of Ambleton, this fabulous Brand New Home is sure to impress. 9 Foot Ceilings and Luxurious Vinyl Plank Flooring sprawls through the Front Entrance into the Open Concept Kitchen, Dining and Living Room as well as the east facing flex room on the Main Floor. QUARTZ countertops, Stainless Steel Appliances, GAS STOVE, FULL CEILING HEIGHT Cabinetry with Crown Molding and a glass door Pantry Closet complete the modern Kitchen. A Spacious Dining Room and Living Room are great for Relaxing or Entertaining in. The upstairs features a center Bonus Room that Separates the Kids Rooms from the Parents' Master Bedroom. Plush Carpets cushion your Toes and Feet on the Upper Floor and Oversized Windows allow Sunshine to Beam into every room. There is a shared 4 Piece Bathroom and a large laundry room on this level as well. The Master/Primary Bedroom is Gigantic and can accommodate a King Size Bed with Night Tables and a Dresser or Two. There is also a walk-in Closet with a large window and a 4 Piece Ensuite Bathroom that completes this suite. Heading downstairs to the undeveloped basement, the Separate Entrance, 9 foot Ceilings, second Furnace, second Washer & Dryer Rough-ins, Bathroom Rough-Ins, Kitchen Rough-ins are conveniently placed for a future two bedroom basement development. The backyard comes with a double car parking pad, which can accommodate a future double detached



garage. This west backyard amazing home is also conveniently located cross a playground, minutes away from the schools, public transit and amenities, including Carrington Shopping Center, Creekside Shopping Center, Walmart, Beacon Hill Costco, and T&T Asian Supermarket. It also has quick access to the Stoney Trail Highway and the Deerfoot Highway. Whether you want to Live Up and Rent Down, lease out the entire house, or live with multiple generations, this is the perfect home for you. Don't miss out on this gorgeous home! Book your showings today! (id:6289)

Built in 2025

Essential Information

Listing #	A2217676
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,775
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	65 Amblefield Heights Nw
Subdivision	Moraine
City	Calgary
Province	Alberta
Postal Code	T3P2K1

Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby
Features	Back lane, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Hood Fan
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Concrete, Stone, Vinyl siding, Wood siding
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office MaxWell Capital Realty



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Listing information last updated on October 31st, 2025 at 9:46pm CDT