

\$549,000 - 117 Ambleton Drive Nw, Calgary

MLS® #A2256104

\$549,000

3 Bedroom, 3.00 Bathroom, 1,568 sqft

Single Family on 0.06 Acres

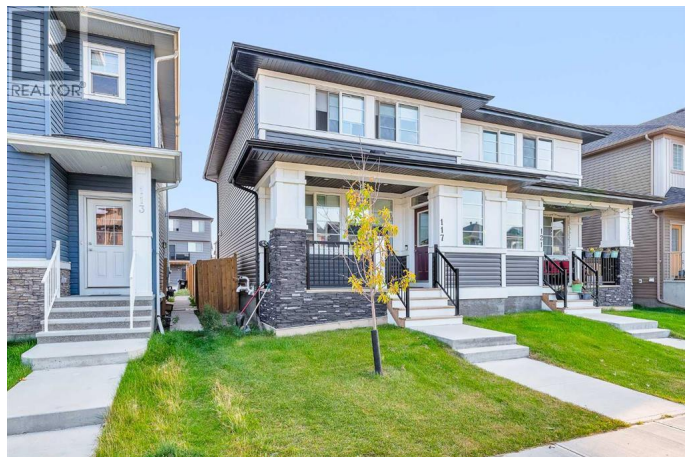
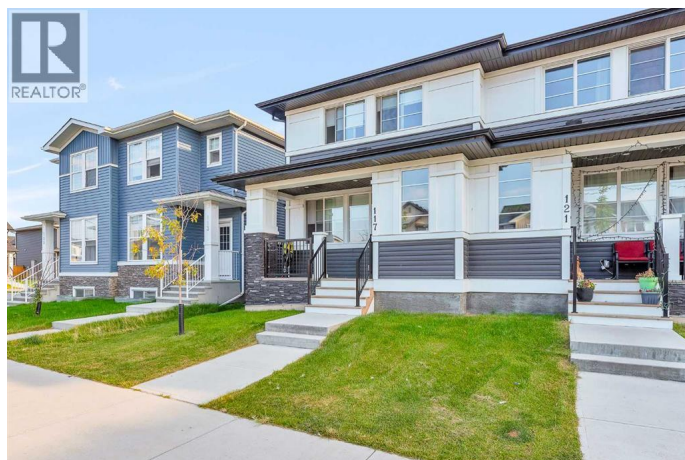
Moraine, Calgary, Alberta

Welcome to 117 Ambleton Drive NW, a beautifully designed home in the family-friendly community of Ambleton. Offering 3 generously sized bedrooms, 2.5 baths including a master ensuite with walk-in closet, and an open-concept main floor with large windows that fill the living and dining areas with natural light, this home is both stylish and functional. The kitchen features stainless steel appliances, ample cabinetry, and a large peninsula island, while thoughtful touches like the upper-floor laundry, rear mudroom with coat closet - ideal entry from the backyard or parking pad for keeping shoes, jackets, and gear tidy. Property built by Jayman this Core Performance model includes 6 solar panels offering better energy efficiency and lower utility costs. Enjoy the 10'™ — 10'™ rear deck and double parking pad, plus all the community amenities Ambleton has to offer—including extensive walking and biking pathways, multiple parks and playgrounds, and quick access to schools, shops, and major routes. (id:6289)

Built in 2022

Essential Information

Listing #	A2256104
Price	\$549,000
Bedrooms	3
Bathrooms	3.00



Half Baths	1
Square Footage	1,568
Acres	0.06
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	117 Ambleton Drive Nw
Subdivision	Moraine
City	Calgary
Province	Alberta
Postal Code	T3P1W6

Amenities

Amenities	Park, Playground, Shopping
Features	Back lane, Closet Organizers, No Animal Home, No Smoking Home, Level
Parking Spaces	3
Parking	Other, Parking Pad

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding, Wood siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Charles
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Listing information last updated on November 5th, 2025 at 1:02pm CST