

**65 Amblefield View NW
Calgary, Alberta**

MLS # A2158003



\$999,900

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| Division: | Moraine | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,382 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 7 | Baths: | 4 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Interior Lot, Rectangular Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: N/A

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.*