

# \$519,900 - 162 Amblesfield Terrace Nw, Calgary

MLS® #A2221469

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,544 sqft

Residential on 0.03 Acres

Ambleton, Calgary, Alberta

Welcome to Ambleton Lake in the vibrant community of Moraine!

This brand-new, 21-foot-wide corner townhouse offers the perfect blend of space, style, and location—nestled right next to the scenic lakeside walking trail. Enjoy the tranquility of a low-density neighborhood filled with green spaces, playgrounds, and a strong sense of community.

Inside, you'll find a rare and versatile layout featuring a giant main floor office, ideal for remote work or a home studio, plus a double attached garage for added convenience. The upper floor features three spacious bedrooms, including a comfortable primary suite, while the open-concept living and dining area is bathed in natural light thanks to large windows on multiple sides.

Designed to feel more like a detached home than a typical townhouse, this property delivers exceptional width and light-filled living spaces throughout.

Moraine is ideally located just minutes from major shopping destinations such as Costco, Walmart, T&T Supermarket, and FreshCo, and offers quick access to Stoney Trail and Deerfoot Trail, making commuting a breeze.

Don't miss this rare opportunity to own a lakeside townhouse in one of Calgary's most desirable new communities—book your



private tour today!

Built in 2025

**Essential Information**

MLS® #	A2221469
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,544
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	162 Amblefield Terrace Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2H5

**Amenities**

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Basement	None
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## Exterior

Exterior Features	Balcony, Gas Grill
Lot Description	Corner Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	29
Zoning	M-1
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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