

# \$945,000 - 106 Amblefield Heights Nw, Calgary

MLS® #A2214242

**\$945,000**

4 Bedroom, 4.00 Bathroom, 2,472 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to 106 Amblefield Heights NW â€” a fully upgraded, custom-built walkout home in the vibrant new community of Ambleton.

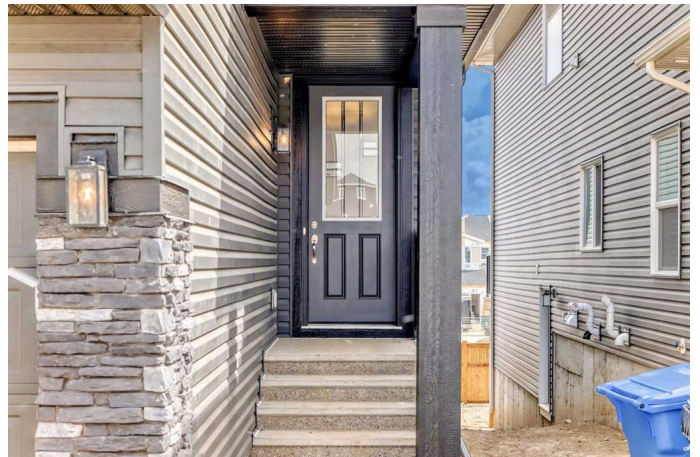
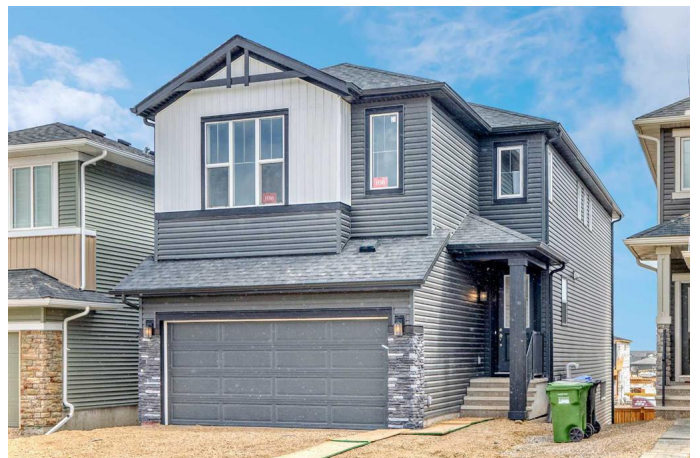
This stunning custom build of the Moraine model by Shane Homes offers 2,471.8 sq. ft. of thoughtfully designed living space and over \$50,000 in premium upgrades. Situated on a desirable walkout lot, this home seamlessly blends luxury, comfort, and incredible future potential.

The main floor features a spacious open-concept layout with a dedicated spice kitchen, perfect for preparing flavorful meals without impacting your main kitchen. A cozy electric fireplace adds warmth and style to the living area. A main floor bedroom and full bathroom provide flexibility for guests, multi-generational living, or a home office.

Upstairs, enjoy a large bonus room and three generously sized bedrooms, each with its own full ensuite bathroom and walk-in closet â€” ensuring everyone has their own space and privacy.

The walkout basement offers excellent potential for a future legal suite, adding long-term value and investment potential.

Parking is a breeze with a double attached garage and a 2-car driveway, giving you 4 total dedicated parking spots on the property.



As a brand-new, custom-built home, it comes with the peace of mind of a full new home warranty, and the driveway will be poured by the builder as soon as weather permits.

Located just minutes from a variety of amenities including grocery stores, restaurants, cafes, and wellness services – all within a 7-minute drive. Enjoy quick access to Stoney Trail, a 25-minute commute to downtown Calgary, and convenient bus stops nearby.

Don't miss your chance to own this upgraded, move-in-ready home tailored to perfection in one of Calgary's most exciting new neighborhoods. Schedule your showing today and experience the custom comfort of Ambleton living.

Don't miss your chance to own this stunning, move-in-ready home in one of Calgary's most promising communities. Schedule your showing today and experience all that Ambleton has to offer!

Built in 2025

**Essential Information**

MLS® #	A2214242
Price	\$945,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,472
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
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### Community Information

Address	106 Amblefield Heights Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2K1

### Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Stove(s), Washer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Electric, None
Has Basement	Yes
Basement	See Remarks, Unfinished, Walk-Out

### Exterior

Exterior Features	Other, Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	64
Zoning	R-G
HOA Fees	250

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             CIR Realty

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