

**162 amblefield Terrace NW
Calgary, Alberta**

MLS # A2221469



\$549,900

Division:	Moraine		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,544 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters		

Inclusions: N/A

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!