



## 65 Amblefield View Calgary Alberta

\$999,900

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. (id:6769)

Other 10.75 Ft x 8.00 Ft

Living room 9.25 Ft x 10.17 Ft

Bedroom 11.42 Ft x 11.33 Ft

Bedroom 9.58 Ft x 9.08 Ft

4pc Bathroom Measurements not available

Laundry room 3.75 Ft x 3.08 Ft

Kitchen 12.75 Ft x 9.92 Ft

Bedroom 10.42 Ft x 9.08 Ft

3pc Bathroom Measurements not available

Primary Bedroom 12.92 Ft x 14.67 Ft

Bedroom 8.75 Ft x 12.50 Ft

Bedroom 8.75 Ft x 12.50 Ft

Bedroom 9.92 Ft x 11.75 Ft

Bonus Room 9.08 Ft x 12.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Mirror

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**Other** 7.33 Ft x 7.50 Ft

**Laundry room** 6.25 Ft x 9.58 Ft

**Living room** 12.92 Ft x 14.50 Ft

**5pc Bathroom** Measurements not available

**Breakfast** 9.92 Ft x 10.00 Ft