



## 65 Amblefield Heights Calgary Alberta

\$596,000

Welcome to this beautifully crafted 2025-built residence in the sought-after NW community of Moraine. Thoughtfully designed and impeccably finished, this home offers a refined balance of modern comfort and everyday functionality. Step inside to soaring 9-foot ceilings and a seamless open-concept layout where natural light pours through oversized windows, illuminating the warm luxury vinyl plank flooring throughout the main level. The kitchen is a statement in both design and performance—featuring quartz countertops, full-height cabinetry with crown detailing, premium stainless steel appliances including a gas range, and a spacious pantry for effortless organization. The adjacent dining and living areas create an inviting space for hosting or unwinding in style. A versatile east-facing flex room on the main floor provides the perfect setting for a home office, reading lounge, or private retreat. Upstairs, a thoughtfully positioned bonus room separates the secondary bedrooms from the primary suite, offering enhanced privacy and a quiet escape. The primary bedroom is generously scaled, complete with a walk-in closet featuring a large window and a well-appointed 4-piece ensuite. Two additional bedrooms, a full bath, and an expansive laundry room complete the upper level with both comfort and practicality in mind. The undeveloped basement presents exceptional future potential with a separate entrance, 9-foot ceilings, bathroom rough-in, second furnace, and laundry rough-ins already in place—ideal for customization to suit your lifestyle needs. Outside, the west-facing backyard is designed for enjoyment, with a double parking pad ready for a future detached garage. Perfectly positioned across from a playground and just minutes from schools, major shopping destinations, dining, and key transportation routes including Stoney Trail and Deerfoot Trail, this location delivers bo...

2pc Bathroom 4.92 Ft x 5.25 Ft

Primary Bedroom 12.75 Ft x 13.08 Ft

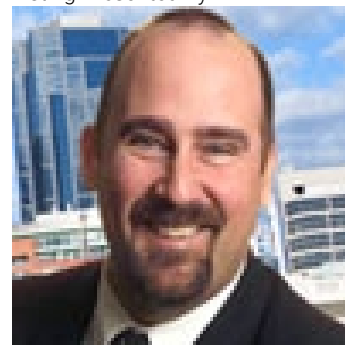
Bedroom 12.08 Ft x 9.25 Ft

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4pc Bathroom 4.83 Ft x 8.83 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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