

**158 Ambleton Drive NW  
Calgary, Alberta**

**MLS # A2281953**



**\$624,900**

<b>Division:</b>	Ambleridge	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,775 sq.ft.	<b>Age:</b> 2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Detached	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

<b>Inclusions:</b>	NA
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Welcome to 158 Ambleton Drive NW — the kind of home that lets you skip the wait and start living right away. Located in the highly sought-after NW community of Ambleton (Moraine), this thoughtfully upgraded and move-in-ready home built in 2022 offers 1,774 sq ft of well-planned living space, plus an unfinished basement. With a separate side entrance including bathroom and laundry rough-ins, it provides excellent future flexibility. The main floor is centred around a beautifully upgraded kitchen designed for real life, featuring full-height cabinetry to the ceiling, quartz countertops, an oversized island, and upgraded appliances. The open layout keeps everything connected and comfortable, whether you're easing into your morning or hosting friends. Upstairs, all three bedrooms are thoughtfully placed. The primary suite offers a true retreat with double sinks, a separate tub and shower, a walk-in closet, and the convenience of upper-floor laundry right where you need it. Out back, the home continues to impress with a fully landscaped yard and two-tiered deck—perfect for summer evenings, weekend BBQs, or simply unwinding at the end of the day. A spacious rear entry connects the backyard to the double detached garage, with ample street parking for guests. Central air conditioning, window coverings, and a new roof (2025) add even more peace of mind. Set on a quiet, completed street and steps from the community walking paths, this location offers an easy balance of outdoor space and convenience, with nearby amenities, parks, and quick access to major routes throughout NW Calgary. Where this home really shines is in what's already done and waiting for you. The yard is finished, the deck is built, and the upgrades are in place—no post-possession projects or added costs like you'll find with many new

builds. With new home warranty remaining and clear pride of ownership, this home is a perfect fit for first-time buyers or those ready to step up from an apartment or townhome and move in with confidence. Call your favourite Realtor and book your showing today!