



# Ambleton



## DEVELOPMENT UPDATE

NOV 2024

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communities

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Qualico Communities Calgary is happy to share updates on progress for the community of Ambleton. Please use the map located on the following page as a reference for Phase numbers corresponding to the notes below.

1. All major development construction in Phase 1 is now complete and turned over to the City of Calgary for their maintenance.
  - Sound fence and entry feature construction along 144 Ave is complete.
  - The City of Calgary is now responsible for road snow removal in this Phase.
2. All major development construction in Phase 2 was completed this year.
  - This area is in process to transfer over to the City of Calgary in Summer of 2025.
3. All major development construction in Phase 3 was completed this year.
  - This area is in process to transfer over to the City of Calgary in 2026.
4. Development construction in Phase 4 is substantially complete.
  - The Phase 4 playground on the North side of the storm pond has now been open a full season. We hope residents have been enjoying this amenity.
  - Final maintenance will be completed in the 2025 construction season. **Final maintenance includes breaking out damaged concrete and replacing it, mudjacking concrete settlements, and paving an additional layer of asphalt on all roads (toplift).**
  - This will continue to be a busy area in the coming year for builder home construction.
  - Landscaping and boulevard tree plantings will start in the 2025 construction season and will be ongoing subject to buildout. For information about boulevard trees, please see our [blog](#).
  - The developer will maintain this Phase until it is turned over to the City of Calgary.
5. All major Phase 5 development construction is nearly complete with active home construction ongoing.
  - Final maintenance will be completed in the 2025 construction season.
  - The Phase 5 greenspace between Amblefield Grove NW and Amblefield Heights NW opened this year as well. We hope residents have been enjoying this amenity.
    - The greenspace includes a half basketball court with a full-sized key and 3-point line, and a playground which features inclusive and accessible play elements, unique climbing and balance structures, and hide-and-seek play areas.
  - This will continue to be a busy area in the coming year for builder home construction.
  - Landscaping and boulevard tree plantings will start in the 2025 construction season and will be ongoing subject to buildout.
  - The developer will maintain this Phase until it is turned over to the City of Calgary.

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6. All major Phase 6 development construction is nearly completed with active home construction expected into the 2025 construction season.
  - This will continue to be a busy area in the coming year for builder home construction.
  - Landscaping and boulevard tree plantings will start in the 2025 construction season and will be ongoing subject to buildout.
  - The developer will maintain this Phase until it is turned over to the City of Calgary.
7. Phase 7 construction is underway currently and will continue into 2025. This work consists of deep utilities, sidewalks and roads, and shallow utilities.
  - The developer will maintain this Phase until it is turned over to the City of Calgary.
8. 24 Street NW is now open from 144 Avenue NW to Ambleton Drive NW.
  - This road is slated to open Winter 2024, weather dependent.

Amenities that the Ambleton Owners Association (AOA) is responsible for maintaining:

9. The Ambleton entry feature at 144 Avenue NW and Ambleton Street NW.
  - Any questions about maintenance of this space should be directed to [admin@ambletonoa.com](mailto:admin@ambletonoa.com)
10. The storm pond arbour area and shrub beds.
  - Any questions about maintenance of this space should be directed to [admin@ambletonoa.com](mailto:admin@ambletonoa.com)
11. Phase 2 arbour and water tap.
  - Any questions about maintenance of this space should be directed to [admin@ambletonoa.com](mailto:admin@ambletonoa.com)

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### FUTURE RESIDENTIAL DEVELOPMENT

