

# \$778,000 - 159 Ambleside Crescent Nw, Calgary

MLS® #A2246192

**\$778,000**

4 Bedroom, 3.00 Bathroom, 2,340 sqft  
Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to this exceptional two-storey home in Moraine Community. Designed with an expansive open-concept layout, this residence offers over 2,300 sq. ft. of living space, enhanced by soaring 9-ft ceilings. The chef-inspired kitchen features upgraded cabinetry, sleek stainless steel appliances, and a spacious walk-through pantry for added convenience. A bright breakfast nook opens to a large deck—perfect for relaxing or entertaining. The inviting family room showcases an electric fireplace with a tiled feature wall, adding warmth and style. The main floor is completed by a versatile den, a mudroom, and a 2-piece bathroom, all finished with luxurious vinyl plank flooring. Upstairs, the primary suite boasts a walk-in closet and a spa-like 5-piece ensuite with double sinks. You™ also find a spacious bonus room, three additional bedrooms, a 4-piece bathroom, and a conveniently located laundry room. The full, unfinished basement offers endless potential for your personal touch. Perfectly located near parks, grocery stores, and shopping, with quick access to Stoney Trail for easy commuting. Future-ready for families, the Moraine (Ambleton) community plan includes a Catholic high school and elementary school, ensuring long-term value and peace of mind. Don™t miss this exceptional opportunity—book your private showing today!

Built in 2022



## Essential Information

MLS® #	A2246192
Price	\$778,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,340
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	159 Ambleside Crescent Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W3

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 8th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Grand Realty
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