

# \$789,000 - 156 Ambleside Crescent Nw, Calgary

MLS® #A2251159

**\$789,000**

5 Bedroom, 4.00 Bathroom, 2,085 sqft  
Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Motivated seller! This impeccably maintained residence features five bedrooms, one pocket office, and 3.5 bathrooms. The property includes over 2,100 sq. ft. of beautifully designed living space and a builder-developed two-bedroom basement suite with a separate entrance.

On the main floor, natural light pours through upgraded huge south-facing windows and patio doors, accentuating the bright, open-concept layout. The elegant living room, anchored by a designer fireplace, flows seamlessly into the showpiece gourmet kitchen, which features:

- Premium built-in Fisher & Paykel appliances
- Sleek quartz countertops
- A large center island perfect for entertaining
- Dual sliding patio doors that extend dining and entertaining to the outdoors

A private main-floor office with east facing window offers a peaceful and productive space for working from home.

The basement, completed by the builder, includes two spacious bedrooms and a private side entrance—making it an ideal



mortgage helper or in-law suite. A Brick Paved path adds easy exterior access. Inside, high-end engineered hardwood flooring and custom cabinetry enhance the sense of quality and care.

Upstairs, you'll find:

- Three spacious bedrooms, each with walk-in closets and interior lighting

- A large bonus room, ideal for family lounging or play

- A luxurious 5-piece ensuite in the primary suite, featuring full tile finishes, a spa-inspired bath, and a custom walk-in closet

- A beautifully upgraded guest bathroom with a fully tiled walk-in shower

Outside, the professionally landscaped yard is ready for relaxing or entertaining. The home is perfectly located close to parks, shopping, and offers quick access to Stoney Trail for commuting ease.

Future-ready for familiesâ€” Moraine (Ambleton) community plan includes a Catholic high school and elementary school, providing long-term value and peace of mind. Don't miss this exceptional opportunity to own a move-in ready, feature-rich home in one of Calgaryâ€™s fastest-growing communities. Book your private showing today!

Built in 2022

## Essential Information

MLS® #

A2251159

Price	\$789,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,085
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	156 Ambleside Crescent Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W3

### Amenities

Amenities	Playground, Recreation Facilities
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Attached, Guest
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage
Appliances	Built-In Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement                      Exterior Entry, Finished, Full

**Exterior**

Exterior Features      BBQ gas line, Private Entrance, Private Yard  
Lot Description        Garden, Landscaped, Low Maintenance Landscape, Other, Private, Interior Lot  
Roof                      Asphalt Shingle  
Construction          Concrete, Other, Vinyl Siding, Wood Frame, See Remarks  
Foundation            Poured Concrete

**Additional Information**

Date Listed             August 24th, 2025  
Zoning                  R-G  
HOA Fees                263  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Homecare Realty Ltd.

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