# \$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 countertons

• Sleek quartz countertops • A large center island perfect for entertaining

• Dual sliding patio doors that extend dining and entertaining

to the outdoors

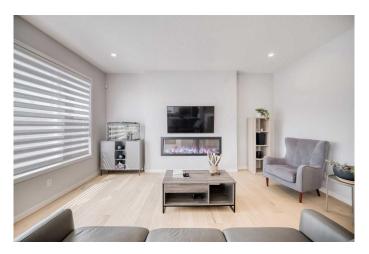
from home.

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

The basement, completed by the builder, includes two spacious bedrooms and a private side entranceâ€"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

Calgary's fastest-growing communities. Book your private showing

today!

Built in 2022

#### **Essential Information**

MLS® # A2251159

Price \$789,000

Bedrooms 5

4.00 Bathrooms

Full Baths 3

Half Baths

Square Footage 2,085

Acres 0.08

Year Built 2022

Type Residential

1

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

Central Heating

Central Air Cooling

1

Fireplace Yes

# of Fireplaces **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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