



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

156 Ambleside Crescent NW
Calgary, Alberta

MLS # A2216165



\$866,000

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,085 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Garden, Interior Lot, Landscaped, Low Maintenance Landscape, Other, Private		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Other, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage		
Inclusions:	N/A		

Welcome to this exquisite Trico-built residence, ideally located in the vibrant and fast-growing Northwest community of Moraine (Ambleton). Offering over 2,100 sq.ft. of impeccably maintained, thoughtfully upgraded living space, this home delivers the perfect blend of sophistication, functionality, and family-friendly comfort. Step inside to a bright, open-concept main floor flooded with natural light from expansive south-facing windows. Soaring 9-foot ceilings and a spacious layout create a warm and airy ambiance throughout. The gourmet kitchen is a true showstopper—equipped with premium built-in appliances including a Fisher & Paykel oven, sleek quartz countertops, and a generously sized center island ideal for entertaining. Framed by windows and dual sliding patio doors, the dining area seamlessly connects indoor and outdoor living. Unwind in the elegant living room, anchored by a designer fireplace that adds a cozy, luxurious touch. For those working remotely, a private main-floor office with oversized windows offers the perfect blend of productivity and tranquility. A stylish half bath and practical mudroom complete the main level with polished ease. Upstairs, discover three spacious bedrooms, an oversized bonus room, and an upgraded 5-piece ensuite bathroom with full tile finishes. The primary suite is a private retreat—south-facing, sun-soaked, and complete with a spa-inspired ensuite and massive walk-in closet with custom built-ins. Both secondary bedrooms are generously sized and include walk-in closets, while the guest bathroom boasts a fully tiled walk-in shower. The basement is already developed with 9-foot ceilings, high-end engineered hardwood flooring, two sizable bedrooms, beautiful cabinetry, and a private side entrance with a concrete walkway. Professionally landscaped and perfectly positioned near shopping, parks, and with

quick access to Stoney Trail, this home combines lifestyle, luxury, and long-term value. Worried about schools? According to the Ambleton plan, a Catholic high school and a Catholic elementary school are planned for the near future. Don't miss this exceptional opportunity—book your private showing today!