



**GRASSROOTS**  
REALTY GROUP

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**116 Ambleside Crescent NW**  
**Calgary, Alberta**

**MLS # A2224492**



**\$1,095,000**

|                  |                                             |               |                  |
|------------------|---------------------------------------------|---------------|------------------|
| <b>Division:</b> | Moraine                                     |               |                  |
| <b>Type:</b>     | Residential/House                           |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                          |               |                  |
| <b>Size:</b>     | 3,078 sq.ft.                                | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 7                                           | <b>Baths:</b> | 5 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                      |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot, Street Lighting |               |                  |

|                    |                             |                   |     |
|--------------------|-----------------------------|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame    | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -   |

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this exquisitely crafted spec home—the custom-built Pierce 3 model by Sterling Homes. A legal secondary suite basement is under construction. Once complete, this home will offer over 4000 sq.ft. of beautifully DEVELOPED LIVING SPACE. Positioned on a conventional lot with a SOUTH-facing backyard, this three-story residence will boast 5 bedrooms and 4.5 bathrooms above grade, plus 2 bedrooms and 1 bathroom in the legal basement, seamlessly blending modern elegance with everyday comfort and functionality. Step inside to discover executive-level finishes, including 9' KNOCKDOWN CEILINGS, AUTOMATED Power Blinds, ALEXA Voice command controls, an OPEN-CONCEPT layout, and extra-large windows that flood the home with natural light. The Chef's kitchen features a MASSIVE QUARTZ ISLAND, a BUILT-IN OVEN and MICROWAVE, a SMART FRIDGE with touchscreen, 6-burner KITCHEN AID GAS COOKTOP, and a dishwasher. A separate SPICE KITCHEN adds extra convenience, featuring an UPGRADED 6-burner Frigidaire GAS RANGE—ideal for those who love to cook and entertain. For added flexibility, the main level includes a BEDROOM and a FULL BATHROOM, making it an excellent space for guests, in-laws, or a private home office. The second floor is designed for both luxury and practicality. A vaulted bonus room creates an airy, sophisticated retreat. The PRIMARY SUITE is a true sanctuary, boasting a spa-like 5-piece ensuite complete with an oversized soaker tub, a glass stand-up shower, and dual vanities, as well as a walk-in closet. A SECOND BEDROOM SUITE with a walk-in closet and a private 4-piece ensuite offers comfort and privacy, while TWO ADDITIONAL BEDROOMS share a Jack & Jill 5-piece bathroom, providing plenty of space for the entire family. On the third floor,

you'll find a VERSATILE BONUS ROOM with an exclusive PRIVATE BALCONY, offering unobstructed views. Whether used as a home office, fitness studio, entertainment lounge, or private retreat, this space is designed to adapt to your lifestyle. A convenient 2-PIECE BATHROOM completes this top-level haven. The 2-car garage and SIDE ENTRANCE provide convenience and ample storage, while the south-facing backyard with COMPLETE PRIVACY in the front and back of the house ensures you'll enjoy abundant natural light and a serene outdoor space. Builder's rough grading has already been completed, making it ready for your personal landscaping touches. The basement includes a SECOND FURNACE, a SIDE ENTRANCE, and LARGE WINDOWS, making it ideal for a legal suite or in-law accommodations. A secondary suite would be subject to approval and permitting by the City/municipality. With its impeccable design, high-end upgrades, Energy Efficient home by Design, and functional layout, the Pierce 3 offers the perfect balance of style and practicality. Don't miss your chance to own this exceptional property.