



GRASSROOTS
REALTY GROUP

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156 Ambleside Crescent NW
Calgary, Alberta

MLS # A2236452



\$838,888

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:	220 Volt Wiring, Double Garage Attached, Guest		
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:	Washer/Dryer in the basement		

Looking for a house with mortgage helper? This is the one! The basement is already developed with 9-foot ceilings, high-end engineered hardwood flooring, two sizable bedrooms, elegant cabinetry, and a private side entrance with a brick-paved walkway. This exquisite Trico-built residence is ideally located in the vibrant and fast-growing Northwest community of Moraine (Ambleton). Offering over 2,650 sq.ft. of impeccably maintained and thoughtfully upgraded living space, this home delivers the perfect blend of sophistication, functionality, and family-friendly comfort. Loaded with upgrades and future-ready features—including rough-ins to switch the gas stove to electric, a gas heater rough-ins in the garage, and a 240V charging outlet ready for your future EV, also equipped with an hose bib suitable for car washing or your lovely pets in the garage. Each floor is equipped with a wireless access point, ensuring strong and reliable internet coverage throughout the home—perfect for remote work, streaming, and smart devices. The current owners have invested significantly in upgraded windows and a premium patio door. The gourmet kitchen is a true showstopper, featuring built-in high-end appliances including a Fisher & Paykel Boil and steam two-in-one oven, sleek quartz countertops, and a generously sized center island—perfect for entertaining. Upstairs, you’ll find three spacious bedrooms, an oversized bonus room, and an upgraded 5-piece ensuite with full tile finishes. This home combines lifestyle, luxury, and long-term value. Worried about schools? According to the Ambleton community plan, a Catholic high school and Catholic elementary school are scheduled for future development. Don’t miss this exceptional opportunity—book your private showing today!

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