



GRASSROOTS
REALTY GROUP

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21 Ambleside Crescent NW
Calgary, Alberta

MLS # A2237968



\$859,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,288 sq.ft.	Age:	2021 (4 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE AUG 02, SATURDAY 2-5PM! This exceptional 6-bedroom, 4-bathroom home—featuring a den, bonus room, finished basement, and air conditioning—offers a bright and functional layout enhanced by vinyl plank flooring and abundant natural light. The open-concept main floor showcases a chef’s kitchen with quartz countertops, a 5-burner gas cooktop with a 1/2" gas line rough-in, a walk-in pantry, an oversized island, built-in stainless steel appliances, updated kitchen cabinets, a cabinet extension, and a stylish tile backsplash—all flowing into a sunlit dining area and a cozy living room with a fireplace. Modern lighting upgrades include a new fixture and LED recessed downlights. A flexible gym room with a built-in bookcase and cabinet adds versatility. Upstairs, the spacious primary suite boasts a walk-in closet and a luxurious 5-piece ensuite, joined by two additional bedrooms and a second full bath. The bonus room provides extra living space. The fully finished basement with private entry features three bedrooms, a 3-piece bathroom, a full kitchen, laundry facilities, and a large family room—ideal for guests or independent living. Smart upgrades include Lennox EL16XC1 air conditioning, a video doorbell, three floodlight cameras, a smart garage door opener, and Kinetico whole-home and drinking water systems. Additional enhancements include updated fiberglass base and tiled walls in the bathroom, upgraded wooden spindle railing, an updated picture window, increased height of the basement window, and refined lighting throughout. Located minutes from amenities, with quick access to Stoney Trail, Deerfoot Trail, CrossIron Mills, and downtown, this home blends suburban comfort with urban convenience—schedule your showing today and enjoy the 3D tour!

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