



GRASSROOTS
REALTY GROUP

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14 Ambleside Rise NW
Calgary, Alberta

MLS # A2244793



\$759,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,108 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Built-in Features, Crown Molding, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Basement Small Fridge & Stacked Dryer/Washer		

****OPEN HOUSE ALERT: August 16 (SATURDAY) 1pm TO 4pm***Don't Miss Out–GOLDEN OPPORTUNITY for Buyers.. Act Now or Regret Later...!! A stunning and spacious 2-STOREY DETACHED HOME located in Calgary's sought-after community of Ambleton. Built in 2022 and sitting on a beautifully LANDSCAPED 3,379 SQ FT CONVENTIONAL LOT, this elegant residence offers over 2,100 SQ FT OF UPGRADED LIVING SPACE above grade, with a FULLY FINISHED BASEMENT featuring a SEPARATE SIDE ENTRANCE—ideal for MULTIGENERATIONAL LIVING or FUTURE RENTAL POTENTIAL. Step inside and experience the perfect blend of MODERN DESIGN and FUNCTIONALITY. The bright, open-concept main floor features soaring 9-FT CEILINGS, HARDWOOD FLOORING, and a welcoming layout that's ideal for both daily living and entertaining. The GOURMET KITCHEN is the heart of the home, boasting QUARTZ COUNTERTOPS, a GAS STOVE, CHIMNEY HOOD FAN, WALK-IN PANTRY, stylish TILE BACKSPLASH, and a spacious QUARTZ ISLAND that doubles as a prep space and casual dining area. The adjacent dining room seamlessly flows onto the BACK DECK and into the PRIVATE FENCED YARD—perfect for BBQs and summer gatherings. Relax in the cozy living room with a DECORATIVE ELECTRIC FIREPLACE finished with elegant SURROUND. Additional features include a MAIN FLOOR DEN, 2-PC POWDER ROOM, CROWN MOULDING, UPGRADED VINYL WINDOWS, and an INSULATED DOUBLE ATTACHED GARAGE with FRONT DRIVE ACCESS. You'll appreciate the attention to detail throughout, from the elegant FLOORING to the CUSTOM-BUILT FEATURES. Upstairs, you'll find a generous BONUS ROOM perfect for a playroom or media space, along with convenient**

UPPER FLOOR LAUNDRY and two spacious secondary bedrooms, both featuring WALK-IN CLOSETS. The lavish PRIMARY BEDROOM is a peaceful retreat, offering a luxurious 5-PIECE ENSUITE with DOUBLE VANITY, QUARTZ COUNTERS, SOAKER TUB, STAND-UP SHOWER, BIDET, and a MASSIVE WALK-IN CLOSET. The FULLY DEVELOPED BASEMENT offers even more functional space, featuring a large open recreation area, STACKED LAUNDRY, a BAR AREA WITH MINI FRIDGE, and a separate entrance—making it ideal for in-law accommodations. Located in a FAMILY-FRIENDLY NEIGHBOURHOOD, this home is close to PARKS, PLAYGROUNDS, TOP-RATED SCHOOLS, SHOPPING, RESTAURANTS, WALKING/BIKE PATHS, STONEY TRAIL and TRANSIT. With a Left CERTIFIED ALBERTA NEW HOME WARRANTY, this move-in-ready home offers everything today's buyer is looking for—STYLE, SPACE, COMFORT, and INVESTMENT POTENTIAL. Don't miss your opportunity to own this SHOWSTOPPER in one of NW Calgary's most desirable communities. Book your private showing today!