



GRASSROOTS
REALTY GROUP

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159 Ambleside Crescent NW
Calgary, Alberta

MLS # A2246192



\$758,000

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,340 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions:	None
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Welcome to this exceptional two-storey home in Moraine Community. Designed with an expansive open-concept layout, this residence offers over 2,300 sq. ft. of living space, enhanced by soaring 9-ft ceilings. The chef-inspired kitchen features upgraded cabinetry, sleek stainless steel appliances, and a spacious walk-through pantry for added convenience. A bright breakfast nook opens to a large deck—perfect for relaxing or entertaining. The inviting family room showcases an electric fireplace with a tiled feature wall, adding warmth and style. The main floor is completed by a versatile den, a mudroom, and a 2-piece bathroom, all finished with luxurious vinyl plank flooring. Upstairs, the primary suite boasts a walk-in closet and a spa-like 5-piece ensuite with double sinks. You’ll also find a spacious bonus room, three additional bedrooms, a 4-piece bathroom, and a conveniently located laundry room. The full, unfinished basement offers endless potential for your personal touch. Perfectly located near parks, grocery stores, and shopping, with quick access to Stoney Trail for easy commuting. Future-ready for families, the Moraine (Ambleton) community plan includes a Catholic high school and elementary school, ensuring long-term value and peace of mind. Don’t miss this exceptional opportunity—book your private showing today!