



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

21 Ambleside Crescent NW
Calgary, Alberta

MLS # A2250532



\$819,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,285 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Pantry, Separate Entrance		

Inclusions: camera door bell, Gazebo 12*10

Welcome to this exceptional, fully developed 5-bedrooms residence with 2 flex rooms, 3.5 bathrooms, and a thoughtfully designed illegal two-bedroom basement suite. Meticulously maintained and extensively upgraded with over \$150,000 in enhancements, this home is ideal for a growing family or an investor seeking both comfort and long-term value. Key Features: 2025 upgrades: new roof, siding, gutters, and garage door| Alberta New Home Warranty coverage| oversized Double Attached Garage with EV charging rough-in,| 9' Ceiling On the Main & Basement levels| Conventional Lot | Main Floor Den/Office |a 200 AMP electrical panel |water softener |water purifier| LVP flooring throughout all three levels and central A/C for year-round comfort. The main level impresses with 9' ceilings and expansive windows that fill the home with natural light throughout the day. At the front, a versatile den/office provides the perfect space for working from home or a personal gym. The highlight of this level is the chef's dream kitchen, equipped with highend Black Edition stainless steel appliances, a 36" five-burner gas cooktop, quartz countertops, soft-close full-height cabinetry with under-cabinet lighting, a chimney-style hood fan, built-in oven and microwave, and custom cabinetry with spice shelving and pull-out waste bins. The kitchen flows seamlessly into the spacious dining area and expansive living room, complete with a central gas fireplace with stones surround—perfect for gatherings and family living. Upstairs, the primary suite spans 17' x 19' and offers a luxurious 5-piece ensuite with dual sinks, an oversized soaker tub, a tiled walk-in shower, and a large walk-in closet. A central bonus room provides privacy between the primary and secondary bedrooms. Two additional

bedrooms, a 5pc full bathroom, and a well-planned laundry room with additional storage complete this level. The lower level offers nearly 1,000 sq. ft. of developed space, featuring a two-bedroom basement suite (illegal) with a full bathroom, its own laundry room, a flex space, and a fully upgraded kitchen with ample cabinetry that overlooks the living area—ideal for extended family or rental potential. Step outside to enjoy the paved backyard with a large stone patio, perfect for summer gatherings. This home truly checks every box: spacious, fully developed, extensively upgraded, and immaculately maintained—all in an ideal location within the community. Don't miss the opportunity to make this remarkable property yours.