



**GRASSROOTS**  
REALTY GROUP

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**156 Ambleside Crescent NW**  
**Calgary, Alberta**

**MLS # A2267013**



**\$749,900**

|                  |                                                                             |               |                  |
|------------------|-----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Moraine                                                                     |               |                  |
| <b>Type:</b>     | Residential/House                                                           |               |                  |
| <b>Style:</b>    | 2 Storey                                                                    |               |                  |
| <b>Size:</b>     | 2,085 sq.ft.                                                                | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 5                                                                           | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | 220 Volt Wiring, Double Garage Attached, Guest                              |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                                   |               |                  |
| <b>Lot Feat:</b> | Garden, Interior Lot, Landscaped, Low Maintenance Landscape, Other, Private |               |                  |

|                    |                                                                                                                                                |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central                                                                                                                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood                                                                                                                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Other, See Remarks, Vinyl Siding, Wood Frame                                                                                         | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage |                   |     |
| <b>Inclusions:</b> | Refrigerator/washer/dryer in the basement                                                                                                      |                   |     |

Unobstructed sunshine promotes lush greenery during spring and summer, while in winter the sun fills the entire living room and master bedroom with light and warmth. On the main floor, natural light pours through upgraded huge south-facing windows and patio doors, accentuating the bright, open-concept layout. The elegant living room, anchored by a designer fireplace, flows seamlessly into the showpiece gourmet kitchen, which features: • Premium built-in Fisher & Paykel appliances • Sleek quartz countertops • A large center island perfect for entertaining • Dual sliding patio doors that extend dining and entertaining to the outdoors A private main-floor office with east facing window offers a peaceful and productive space for working from home. The basement, completed by the builder, includes two spacious bedrooms and a private side entrance—making it an ideal mortgage helper. A Brick Paved path adds easy exterior access. Inside, high-end engineered hardwood flooring and custom cabinetry enhance the sense of quality and care. Upstairs, you'll find: • Three spacious bedrooms, each with walk-in closets and interior lighting • A large bonus room, ideal for family lounging or play • A luxurious 5-piece ensuite in the primary bedroom featuring full tile finishes, a spa-inspired bath, and a custom walk-in closet • A beautifully upgraded guest bathroom with a fully tiled walk-in shower Outside, the professionally landscaped yard is ready for relaxing or entertaining. The home is perfectly located close to parks, shopping, and offers quick access to Stoney Trail for commuting ease. Future-ready for families—Moraine (Ambleton) community plan includes a Catholic high school and elementary school, providing long-term value and peace of mind. Don't miss this exceptional opportunity to own a move-in ready,

feature-rich home in one of Calgary&rsquo;s fastest-growing communities. Book your private showing today!