



**122 Ambleside Heath NW
Calgary, Alberta**

MLS # A2296493



\$799,000

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|------------------|--|---------------|------------------|
| Division: | Moraine | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,332 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Front Drive, Insulated | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Central, Fireplace(s), Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters | | |

Inclusions: NA

Open House 11-1pm Saturday Mar 28 & 1-4pm Sunday Mar 29 Welcome to this beautifully designed home situated on a rare 36-foot wide conventional lot with convenient side access on both sides—offering more space and privacy compared to zero lot line properties. Extensively enhanced with tons of premium builder upgrades and meticulous owner improvements, this home offers unparalleled value and quality. Located just steps from the community’s only pond, this home provides a peaceful setting ideal for daily walks and outdoor enjoyment. The main floor impresses with 9-foot ceilings and upgraded 8-foot interior doors throughout, creating a grand and airy atmosphere. The stunning 17-foot living room is filled with natural light and features a cozy gas fireplace, along with custom motorized blinds for effortless comfort and convenience. The modern kitchen is truly the heart of the home—featuring full-height cabinetry, a massive island, built-in oven and microwave, and a sleek, upscale color palette accented by black hardware, faucet, and sink. A bright main floor office with a window offers the perfect work-from-home setup, complete with a stylish barn door upgrade. A convenient powder room completes this level. Step outside to a professionally finished backyard featuring a fully permitted deck, ready for summer entertaining. Upstairs, elegant wooden spindle railings overlook the stunning open-to-below living space, enhancing the home’s sense of openness. The spacious bonus room is bright and versatile, with a direct view of the high ceiling below—perfect as an entertainment or family space. The primary bedroom is filled with natural light, featuring one large window along with two additional upgraded picture windows, creating a bright and inviting retreat, complete with modern zebra blinds. The

luxurious ensuite includes a double vanity, a relaxing soaker tub, and an upgraded glass shower, complemented by a generously sized walk-in closet. Two additional bedrooms are both bright and thoughtfully designed with extra windows, and they share a clean, well-appointed bathroom. The upper-level laundry room is impressively spacious and includes a sink for added convenience. The basement offers 9-foot ceilings and two windows, including one oversized window, bringing in abundant natural light and providing an excellent foundation for future development—whether you envision a recreation space, additional bedrooms, or more living space tailored to your needs. Located in the growing community of Ambleton, this home offers excellent convenience with major amenities including T&T Supermarket, Walmart, and Costco all within approximately 10 minutes. Enjoy quick access to 144 Ave just 1 minute away, and reach Stoney Trail in about 5 minutes—making it easy to commute to all parts of the city.