



**116 Ambleside Crescent NW
Calgary, Alberta**

MLS # A2179040



\$975,000

Division:	Moraine		
Type:	Residential/House		
Style:	3 Storey		
Size:	3,069 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Introducing the Pierce 3, a luxurious 2,947 sq. ft. three-story home offering 5 bedrooms, 4.5 bathrooms, and a 2-car garage. Designed for modern family living, this home features 9' knockdown ceilings on the main floor and basement, a side entrance, and a 2-bedroom area with rough-ins for added flexibility. The executive kitchen boasts built-in stainless steel appliances, a chimney hood fan, a waterline to the fridge, and a spice kitchen. The main floor is finished with durable LVP flooring and includes a full bedroom and bath, an electric fireplace with a floor-to-ceiling tile surround, and extra windows for natural light. Upstairs, a vaulted bonus room adds elegance, while quartz or granite countertops and undermount sinks enhance the home. The primary ensuite offers a spa-like experience with a tiled shower, soaker tub, dual sinks, and a private WC. With a south-facing backyard and high-end upgrades, the Pierce 3 balances style and functionality. *Photos are representative.*