



GRASSROOTS
REALTY GROUP

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

172 Ambleside Crescent NW
Calgary, Alberta

MLS # A2205119



\$875,000

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,591 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Pie Shaped Lot		

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

Features: Bathroom Rough-in, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Storage shed, alarm system un-monitored, 3 TV mounts, mirror in the primary bedroom closet, 3 bike hooks, 7 cameras, front door bell

Showcased in new condition, this well designed and upgraded home is located on a pie lot and comes with added touches such as a Gemstone lighting, Central Air, Home automated switches, pre-wired EV outlet rough in and security wiring, R14 garage door 18'8" wide, tankless hot water and a solar panel conduit. Step into a main floor boasting 9' ceilings, 8' doors, a front enclosed office space, 2-piece bath and access from the mudroom with lockers off the garage through the walk-through pantry and into the kitchen. Prepare to be amazed, a kitchen crafted with every detail in mind. An oversized island with quartz water fall, 2 built in ovens, soft close mechanics, coffee bar, sil granite undermount sink, gas stove top, Bosch dishwasher, pot lighting and a plethora of extended cabinet space and prep area. Perfectly placed dual sliding patio doors located behind the family size dining area with access to the entertainment size composite deck on a pie lot with a storage shed and fully fenced. The lifestyle room is wrapped around a focal gas fireplace detailed with brick and mantle. Open rail and carpet take you to the upper level where you will find space and convenience for all. A bonus room with a raised ceiling, tiled upper laundry room with a wash basin, 2 generous size kid's bedrooms and their own 5-piece tiled bathroom with dual sinks, quartz storage vanity and a pocket door divider to the water closet and tub area. Completing this space is the full width primary bedroom located to the back of the home offering a walk-in closet and tiled 5-piece en-suite bath boasting his and her sinks, quartz storage vanity, stand-alone tub, tiled separate shower with 10 mil glass and water closet. The lower level offers an amazing foot print beginning with 9' ceilings, home security and network pre-wiring, water softener, dual zone high efficient furnace, future bathroom rough in. All this in the

exciting new community close to transit, major routes and various commercial amenities!