

\$749,900 - 156 Ambleside Crescent Nw, Calgary

MLS® #A2251159

\$749,900

5 Bedroom, 4.00 Bathroom, 2,085 sqft

Single Family on 0.08 Acres

Moraine, Calgary, Alberta

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



Living Room Upgrades

- ❖ Oversized picture windows and sliding patio door
- ❖ Electric fireplace with lighting and heat generation
- ❖ Air Conditioner (installed in 2024)

Kitchen and Hall Way

- ❖ Fully customized illuminated display cabinet
- ❖ LED spotlights in the living room and kitchen
- ❖ Fisher & Paykel two-in-one oven (Boil & Steam)
- ❖ Kitchen Sink Garburator
- ❖ Built-in Gas Stove with Electric rough-in

Second Floor Upgrades

- ❖ Guest bathroom walk-in shower
- ❖ Utility sink in the laundry room
- ❖ Master bathroom with bench, glass panel and spotlight

Garage Upgrades

- ❖ 240v outlet built-in for EVs
- ❖ Garage Hose Bib
- ❖ Garage Heater (gas & electric) rough-in

Exterior Upgrades

- ❖ Deck gas line rough-in
- ❖ High quality deck with railing (Finished in 2024)
- ❖ Landscaping with backyard grassland and brick paved side path (Finished in 2024)
- ❖ Side entrance wood landing (Finished in 2024)
- ❖ Fencing (Finished in 2024)

Basement Upgrades

- ❖ Builder developed basement with 2 bedrooms, 4 pcs washroom and separate entrance
- ❖ 9ft ceiling
- ❖ Laundry Hook-up in basement with all new washer and dryer
- ❖ New Cabinet
- ❖ Tank-less Water Heater
- ❖ Engineered hardwood and carpet

Other Upgrades

- ❖ Ceiling Wifi access point in each floor
- ❖ Security Camera wiring

entertaining. The home is perfectly located close toparks, shopping, and offers quick access to Stoney Trail forcommuting ease.Future-ready for familiesâ€™ Moraine (Ambleton) communityplan 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-inready, feature-rich home in one of Calgaryâ€™s fastest-growingcommunities. Book your private showing today! (id:6289)

Built in 2022

Essential Information

Listing #	A2251159
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,085
Acres	0.08
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	156 Ambleside Crescent Nw
Subdivision	Moraine
City	Calgary
Province	Alberta
Postal Code	T3P1W3

Amenities

Amenities	Playground, Schools, Shopping, Recreation Centre
Features	See remarks, Other, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Attached Garage, Visitor Parking
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas Washer & Dryer
Heating	Central heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance



Exterior

Exterior	Concrete, See Remarks, Vinyl siding
Exterior Features	Garden Area, Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Homecare Realty Ltd.
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