\$875,000 - 172 Ambleside Crescent Nw, Calgary

MLS® #A2205119

\$875,000

3 Bedroom, 3.00 Bathroom, 2,591 sqft Residential on 0.16 Acres

Ambleton, Calgary, Alberta

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-peice 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!

Built in 2022

Essential Information

MLS® #	A2205119
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,591
Acres	0.16
Year Built	2022
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

172 Ambleside Crescent Nw
Ambleton
Calgary
Calgary
Alberta
T3P 1W3

Amenities

Amenities	None
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Parking Spaces Parking # of Garages	4 Double Garage Attached 2
Interior	
Interior Features	Bathroom Rough-in, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Window Coverings, Built-In Range, Gas Cooktop, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Brick Facing, Living Room
Has Basement	Yes
Basement	Full, Unfinished
Exterior	
Exterior Features	Storage
Lot Description	Back Yard, Front Yard, Level, Pie Shaped Lot

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Roof	Asphalt Shingle
Construction	Vinyl Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX First

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