

\$840,000 - 172 Ambleside Crescent Nw, Calgary

MLS® #A2205119

\$840,000

3 Bedroom, 3.00 Bathroom, 2,530 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 triple pane windows 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!

Built in 2022

Essential Information

MLS® #	A2205119
Price	\$840,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,530
Acres	0.16
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	172 Ambleside Crescent Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W3

Amenities

Amenities	None
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Parking Spaces	4
Parking	Double Garage Attached
# of Garages	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, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Range, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Front Yard, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2025
Days on Market	83
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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