

# \$866,000 - 156 Ambleside Crescent Nw, Calgary

MLS® #A2216165

**\$866,000**

5 Bedroom, 4.00 Bathroom, 2,085 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to this exquisite Trico-built residence, ideally located in the vibrant and fast-growing Northwest community of Moraine (Ambleton). Offering over 2,100 sq.ft. of impeccably maintained, thoughtfully upgraded living space, this home delivers the perfect blend of sophistication, functionality, and family-friendly comfort.

Step inside to a bright, open-concept main floor flooded with natural light from expansive south-facing windows. Soaring 9-foot ceilings and a spacious layout create a warm and airy ambiance throughout. The gourmet kitchen is a true showstopper—equipped with premium built-in appliances including a Fisher & Paykel oven, sleek quartz countertops, and a generously sized center island ideal for entertaining. Framed by windows and dual sliding patio doors, the dining area seamlessly connects indoor and outdoor living.

Unwind in the elegant living room, anchored by a designer fireplace that adds a cozy, luxurious touch. For those working remotely, a private main-floor office with oversized windows offers the perfect blend of productivity and tranquility. A stylish half bath and practical mudroom complete the main level with polished ease.

Upstairs, discover three spacious bedrooms, an oversized bonus room, and an upgraded 5-piece ensuite bathroom with full tile finishes.



The primary suite is a private retreatâ€”south-facing, sun-soaked, and complete with a spa-inspired ensuite and massive walk-in closet with custom built-ins. Both secondary bedrooms are generously sized and include walk-in closets, while the guest bathroom boasts a fully tiled walk-in shower.

The basement is already developed with 9-foot ceilings, high-end engineered hardwood flooring, two sizable bedrooms, beautiful cabinetry, and a private side entrance with a concrete walkway.

Professionally landscaped and perfectly positioned near shopping, parks, and with quick access to Stoney Trail, this home combines lifestyle, luxury, and long-term value.

Don't miss this exceptional opportunityâ€”book your private showing today!

Built in 2022

**Essential Information**

MLS® #	A2216165
Price	\$866,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,085
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	156 Ambleside Crescent Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage
Appliances	Built-In Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Garden, Interior Lot, Landscaped, Low Maintenance Landscape, Other, Private
Roof	Asphalt Shingle
Construction	Concrete, Other, See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	15
Zoning	R-G

### **Listing Details**

Listing Office

Homecare Realty Ltd.

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