

# \$799,000 - 172 Ambleside Crescent Nw, Calgary

MLS® #A2205119

**\$799,000**

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	\$799,000
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	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Bathroom Rough-in, Closet Organizers, Double Vanity, High Ceilings, Vinyl Windows, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Central Air Conditioner, Built-In Range, Built-In Oven, Gas Cooktop, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing, 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	135
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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