

# \$759,900 - 14 Ambleside Rise Nw, Calgary

MLS® #A2244793

**\$759,900**

3 Bedroom, 4.00 Bathroom, 2,108 sqft  
Residential on 0.08 Acres

Ambleton, Calgary, Alberta

**\*\*OPEN HOUSE ALERT: August 16 (SATURDAY) 1pm TO 4pm\*\*\*** Donâ€™t Miss Outâ€“**GOLDEN OPPORTUNITY** for Buyers.. Act Now or Regret Later..!! A stunning and spacious 2-STOREY DETACHED HOME located in Calgaryâ€™s sought-after community of Ambleton. Built in 2022 and sitting on a beautifully LANDSCAPED 3,379 SQ FT CONVENTIONAL LOT, this elegant residence offers over 2,100 SQ FT OF UPGRADED LIVING SPACE above grade, with a FULLY FINISHED BASEMENT featuring a SEPARATE SIDE ENTRANCEâ€“ideal for MULTIGENERATIONAL LIVING or FUTURE RENTAL POTENTIAL. Step inside and experience the perfect blend of MODERN DESIGN and FUNCTIONALITY. The bright, open-concept main floor features soaring 9-FT CEILINGS, HARDWOOD FLOORING, and a welcoming layout thatâ€™s ideal for both daily living and entertaining. The GOURMET KITCHEN is the heart of the home, boasting QUARTZ COUNTERTOPS, a GAS STOVE, CHIMNEY HOOD FAN, WALK-IN PANTRY, stylish TILE BACKSPLASH, and a spacious QUARTZ ISLAND that doubles as a prep space and casual dining area. The adjacent dining room seamlessly flows onto the BACK DECK and into the PRIVATE FENCED YARDâ€“perfect for BBQs and summer gatherings. Relax in the cozy living room with a DECORATIVE ELECTRIC FIREPLACE finished with elegant SURROUND. Additional



features include a MAIN FLOOR DEN, 2-PC POWDER ROOM, CROWN MOULDING, UPGRADED VINYL WINDOWS, and an INSULATED DOUBLE ATTACHED GARAGE with FRONT DRIVE ACCESS. You'll appreciate the attention to detail throughout, from the elegant FLOORING to the CUSTOM-BUILT FEATURES. Upstairs, you'll find a generous BONUS ROOM perfect for a playroom or media space, along with convenient UPPER FLOOR LAUNDRY and two spacious secondary bedrooms, both featuring WALK-IN CLOSETS. The lavish PRIMARY BEDROOM is a peaceful retreat, offering a luxurious 5-PIECE ENSUITE with DOUBLE VANITY, QUARTZ COUNTERS, SOAKER TUB, STAND-UP SHOWER, BIDET, and a MASSIVE WALK-IN CLOSET. The FULLY DEVELOPED BASEMENT offers even more functional space, featuring a large open recreation area, STACKED LAUNDRY, a BAR AREA WITH MINI FRIDGE, and a separate entrance—making it ideal for in-law accommodations. Located in a FAMILY-FRIENDLY NEIGHBOURHOOD, this home is close to PARKS, PLAYGROUNDS, TOP-RATED SCHOOLS, SHOPPING, RESTAURANTS, WALKING/BIKE PATHS, STONEY TRAIL and TRANSIT. With a Left CERTIFIED ALBERTA NEW HOME WARRANTY, this move-in-ready home offers everything today's buyer is looking for—STYLE, SPACE, COMFORT, and INVESTMENT POTENTIAL. Don't miss your opportunity to own this SHOWSTOPPER in one of NW Calgary's most desirable communities. Book your private showing today!

Built in 2022

## Essential Information

MLS® #

A2244793

Price	\$759,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,108
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	14 Ambleside Rise Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1S5

### Amenities

Amenities	Park, Parking, Playground
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Bidet, Crown Molding, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Decorative, Tile

Has Basement	Yes
Basement	Finished, Full, Exterior Entry

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 31st, 2025
Days on Market	14
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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