

\$749,900 - 156 Ambleside Crescent Nw, Calgary

MLS® #A2267013

\$749,900

5 Bedroom, 4.00 Bathroom, 2,085 sqft
Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Unobstructed sunshine promotes lush greenery during spring and summer, while in winter the sun fills the entire living room and master bedroom with light and warmth. On the main floor, natural light pours through upgraded huge south-facing windows and patio doors, accentuating the bright, open-concept layout. The elegant living room, anchored by a designer fireplace, flows seamlessly into the showpiece gourmet kitchen, which features:

- Premium built-in Fisher & Paykel appliances
- Sleek quartz countertops
- A large center island perfect for entertaining
- Dual sliding patio doors that extend dining and entertaining to the outdoors

A private main-floor office with east facing window offers a peaceful and productive space for working from home.

The basement, completed by the builder, includes two spacious bedrooms and a private side entrance—making it an ideal mortgage helper. A Brick Paved path adds easy exterior access. Inside, high-end engineered hardwood flooring and custom cabinetry enhance the sense of



Living Room Upgrades

- Oversized picture windows and sliding patio door
- Electric fireplace with lighting and heat generation
- Air Conditioner (installed in 2024)

Kitchen and Hall Way

- Fully customized illuminated display cabinet
- LED spotlights in the living room and kitchen
- Fisher & Paykel two-in-one oven (Boil & Steam)
- Kitchen Sink Garburator
- Built-in Gas Stove with Electric rough-in

Second Floor Upgrades

- Guest bathroom walk-in shower
- Utility sink in the laundry room
- Master bathroom with bench, glass panel and spotlight

Garage Upgrades

- 240v outlet built-in for EVs
- Garage Hose Bib
- Garage Heater (gas & electric) rough-in

Exterior Upgrades

- Deck gas line rough-in
- High quality deck with railing (Finished in 2024)
- Landscaping with backyard grassland and brick paved side path (Finished in 2024)
- Side entrance wood landing (Finished in 2024)
- Fencing (Finished in 2024)

Basement Upgrades

- Builder developed basement with 2 bedrooms, 4 pcs washroom and separate entrance
- 9ft ceiling
- Laundry Hook-up in basement with all new washer and dryer
- New Cabinet
- Tank-less Water Heater
- Engineered hardwood and carpet

Other Upgrades

- Ceiling Wifi access point in each floor
- Security Camera wiring

quality and care.

Upstairs, you'll find:

• Three spacious bedrooms, each with walk-in closets and interior lighting

• A large bonus room, ideal for family lounging or play

• A luxurious 5-piece ensuite in the primary bedroom featuring full tile finishes, a spa-inspired bath, and a custom walk-in closet

• A beautifully upgraded guest bathroom with a fully tiled walk-in shower

Outside, the professionally landscaped yard is ready for relaxing or entertaining. The home is perfectly located close to parks, shopping, and offers quick access to Stoney Trail for commuting ease.

Future-ready for families! Moraine (Ambleton) community plan includes a Catholic high school and elementary school, providing long-term value and peace of mind. Don't miss this exceptional opportunity to own a move-in ready, feature-rich home in one of Calgary's fastest-growing communities. Book your private showing today!

Built in 2022

Essential Information

MLS® #	A2267013
Price	\$749,900
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

Amenities	Playground, Recreation Facilities
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Attached, Guest
# 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	Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
-------------------	--

Lot Description	Garden, Interior Lot, Landscaped, Low Maintenance Landscape, Private, Other
Roof	Asphalt Shingle
Construction	Concrete, Other, See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office Homecare Realty Ltd.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.