

# \$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. Worried about schools? According to the Ambleton plan, a Catholic high school and a Catholic elementary school are planned for the near future. 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 Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, No Animal Home, See Remarks, Storage  
Appliances Built-In Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Cooktop  
Heating Central  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Exterior Entry, Finished, Full

### Exterior

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

### Additional Information

Date Listed April 29th, 2025  
Days on Market 48

Zoning

R-G

## **Listing Details**

Listing Office

Homecare Realty Ltd.

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