

# \$789,000 - 156 Ambleside Crescent Nw, Calgary

MLS® #A2251159

**\$789,000**

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

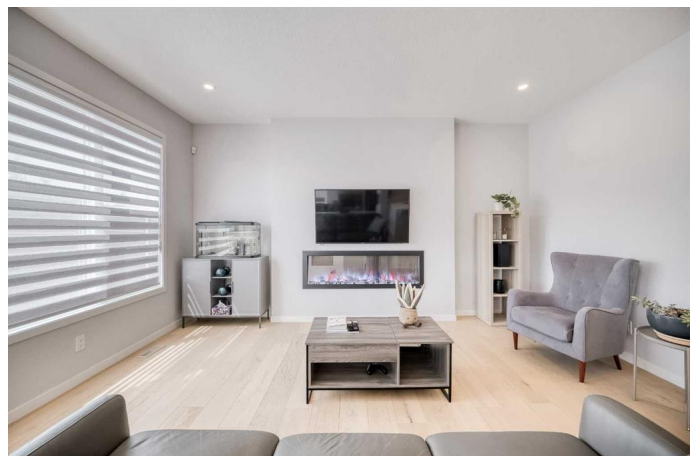
Ambleton, Calgary, Alberta

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



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 familiesâ€” 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 Calgaryâ€™s fastest-growing communities. Book your private showing today!

Built in 2022

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2251159  |
| Price      | \$789,000 |
| 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

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Playground, Recreation Facilities              |
| Parking Spaces | 2                                              |
| Parking        | Double Garage Attached, 220 Volt Wiring, 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          | Exterior Entry, 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, Vinyl Siding, Wood Frame, Other, See Remarks                      |
| Foundation      | Poured Concrete                                                             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 16                |
| Zoning         | R-G               |
| HOA Fees       | 263               |
| HOA Fees Freq. | ANN               |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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