

156 Ambleside Crescent NW  
Calgary, Alberta

MLS # A2244441



**\$807,000**

|                  |                                                          |               |                  |
|------------------|----------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Moraine                                                  |               |                  |
| <b>Type:</b>     | Residential/House                                        |               |                  |
| <b>Style:</b>    | 2 Storey                                                 |               |                  |
| <b>Size:</b>     | 2,084 sq.ft.                                             | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 5                                                        | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | 220 Volt Wiring, Double Garage Attached                  |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                |               |                  |
| <b>Lot Feat:</b> | Garden, Interior Lot, Low Maintenance Landscape, Private |               |                  |

|                    |                                    |                   |     |
|--------------------|------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas            | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home    |                   |     |

**Inclusions:** n/a

Stunning Nearly-New Home in Moraine Community This impeccably maintained home in the sought-after Moraine (Ambleton) community offers the quality and feel of a brand-new build, with numerous thoughtful upgrades throughout. Featuring soaring 9-foot ceilings on both the main floor and in the professionally finished basement, this residence delivers almost 2,100 sq.ft. of beautifully designed living space. The basement, completed by the builder, includes two spacious bedrooms and a private side entrance—making it an ideal mortgage helper or in-law suite. A brick paved pathway adds easy exterior access. Inside, high-end engineered hardwood flooring and custom cabinetry enhance the sense of quality and care. On the main floor, natural light pours through customized oversized picture window and sliding patio door, 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 broil and steam 2 in 1 oven Sleek quartz countertops A large center island perfect for entertaining Upstairs, you'll find: Three spacious bedrooms, each with walk-in closets A large bonus room, ideal for family lounging or play A luxurious 5-piece ensuite in the primary suite, 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, grocery, malls, 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!