# \$1,095,000 - 116 Ambleside Crescent Nw, Calgary

MLS® #A2224492

### \$1,095,000

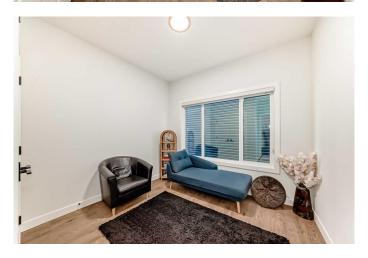
7 Bedroom, 6.00 Bathroom, 3,078 sqft Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to this exquisitely crafted spec homeâ€"the custom-built Pierce 3 model by Sterling Homes. A legal secondary suite basement is under construction. Once complete, this home will offer over 4000 sq.ft. of beautifully DEVELOPED LIVING SPACE. Positioned on a conventional lot with a SOUTH-facing backyard, this three-story residence will boast 5 bedrooms and 4.5 bathrooms above grade, plus 2 bedrooms and 1 bathroom in the legal basement, seamlessly blending modern elegance with everyday comfort and functionality. Step inside to discover executive-level finishes, including 9' KNOCKDOWN CEILINGS, AUTOMATED Power Blinds, ALEXA Voice command controls, an OPEN-CONCEPT layout, and extra-large windows that flood the home with natural light. The Chef's kitchen features a MASSIVE QUARTZ ISLAND, a BUILT-IN OVEN and MICROWAVE, a SMART FRIDGE with touchscreen, 6-burner KITCHEN AID GAS COOKTOP, and a dishwasher. A separate SPICE KITCHEN adds extra convenience, featuring an UPGRADED 6-burner Frigidaire GAS RANGEâ€"ideal for those who love to cook and entertain. For added flexibility, the main level includes a BEDROOM and a FULL BATHROOM, making it an excellent space for guests, in-laws, or a private home office. The second floor is designed for both luxury and practicality. A vaulted bonus room creates an airy, sophisticated retreat. The PRIMARY SUITE is







a true sanctuary, boasting a spa-like 5-piece ensuite complete with an oversized soaker tub, a glass stand-up shower, and dual vanities, as well as a walk-in closet. A SECOND BEDROOM SUITE with a walk-in closet and a private 4-piece ensuite offers comfort and privacy, while TWO ADDITIONAL BEDROOMS share a Jack & Jill 5-piece bathroom, providing plenty of space for the entire family. On the third floor, you'll find a VERSATILE BONUS ROOM with an exclusive PRIVATE BALCONY, offering unobstructed views. Whether used as a home office, fitness studio, entertainment lounge, or private retreat, this space is designed to adapt to your lifestyle. A convenient 2-PIECE BATHROOM completes this top-level haven. The 2-car garage and SIDE ENTRANCE provide convenience and ample storage, while the south-facing backyard with COMPLETE PRIVACY in the front and back of the house ensures you'll enjoy abundant natural light and a serene outdoor space. Builder's rough grading has already been completed, making it ready for your personal landscaping touches. The basement includes a SECOND FURNACE, a SIDE ENTRANCE, and LARGE WINDOWS, making it ideal for a legal suite or in-law accommodations. A secondary suite would be subject to approval and permitting by the City/municipality. With its impeccable design, high-end upgrades, Energy Efficient home by Design, and functional layout, the Pierce 3 offers the perfect balance of style and practicality. Don't miss your chance to own this exceptional property.

Built in 2024

#### **Essential Information**

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Price \$1,095,000

Bedrooms 7

Bathrooms 6.00 Full Baths 5 Half Baths 1

Square Footage 3,078 Acres 0.08 Year Built 2024

Type Residential
Sub-Type Detached
Style 3 Storey
Status Active

## **Community Information**

Address 116 Ambleside Crescent Nw

Subdivision Ambleton
City Calgary
County Calgary
Province Alberta
Postal Code T4B 3P5

#### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz

Counters, Separate Entrance, Walk-In Closet(s), Soaking Tub

Appliances Dishwasher, Garage Control(s), Gas Cooktop, Gas Stove, Microwave,

Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In

Oven

Heating Forced Air, High Efficiency

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Balcony, Private Yard, BBQ gas line

Lot Description Back Yard, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 5th, 2025

Days on Market 81

Zoning R-G

HOA Fees 265

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Skyrock

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