

# \$1,109,999 - 116 Ambleside Crescent Nw, Calgary

MLS® #A2206172

**\$1,109,999**

5 Bedroom, 5.00 Bathroom, 3,078 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

OPEN HOUSE Saturday April 5, 1-3 PM.  
Welcome to this exquisitely crafted spec home—the custom-built Pierce 3 model by Sterling Homes. Perfectly positioned on a conventional lot with a SOUTH-facing backyard, this three-story residence boasts 5 bedrooms and 4.5 bathrooms, 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 RANGE—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. 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**

|                |             |
|----------------|-------------|
| MLS® #         | A2206172    |
| Price          | \$1,109,999 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| 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, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                    |
| Heating           | High Efficiency, Forced Air                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                            |
| Fireplaces        | Electric                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | None, Unfinished                                                                                                                                                                             |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard         |
| Lot Description   | Back Yard, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                             |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 37               |
| Zoning         | R-G              |
| HOA Fees       | 265              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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.