

# \$1,048,888 - 127 Ambleside Crescent Nw, Calgary

MLS® #A2216930

**\$1,048,888**

6 Bedroom, 5.00 Bathroom, 2,576 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to 127 Ambleside Crescent NW, a beautifully designed and fully upgraded two-storey home with a walkout legal basement suite in the vibrant Ambleton community of NW Calgary. Featuring six spacious bedrooms and five bathrooms, this home is ideal for families seeking style and functionality.

The main living area boasts an open-concept design, complete with a gas fireplace in the living room. The modern gourmet kitchen has luxurious granite countertops and is outfitted with high-end stainless steel appliances, including a built-in oven, built-in microwave, electric cooktop, and a stylish range hood. A spice kitchen with a gas stove ensures convenient meal preparation, catering to diverse culinary needs. A spacious den with a closet and a 3 pc modern bath at this level present versatile opportunities like home office, extra living room, or potential for a bedroom in the future!

The upper floor includes four well-appointed bedrooms, with two primary suites featuring spacious walk-in closets and luxurious ensuites. The other two bedrooms share a Jack and Jill bathroom, maximizing privacy and practicality. All the bathrooms have quartz countertops. The bright family room upstairs is the perfect retreat, offering large windows that flood the space with natural light, creating a cozy and inviting atmosphere for relaxation or entertainment. The upper-floor laundry room



eliminates the hassle of carrying laundry up and down the stairs, making household chores effortless.

A fully developed walkout basement is a registered legal secondary suite with the City of Calgary. The fully finished basement has a 9 ft ceiling and includes two additional bedrooms, a second kitchen, and laundry, offering rental potential or private space for extended family, large families, guests, and is suitable for rental. The home is equipped with central air conditioning and has a fully landscaped backyard with concrete patio and a balcony to enjoy your summer BBQs, and family gatherings.

Ambleton is one of Calgary's newest and most sought-after communities, blending modern convenience with beautiful outdoor spaces. There are nearby schools in Evanston, with a future high school planned within Ambleton. The property is close to retail centers, grocery stores, cafes, and restaurants. Recreation & Outdoor Living: Over 7.3 km of walking and biking trails, parks, playgrounds, and gazebos for outdoor activities. Quick access to Stoney Trail, 14th Street NW, and Symons Valley Road for effortless commuting. Community features green spaces, and local parks for relaxation and entertainment. This exceptional home with a bright upstairs family room, two primary suites, and a spice kitchen in Ambleton is a rare opportunity to live in a well-connected and thriving neighborhood! Don't miss the opportunity and call today to schedule your showing!

Built in 2021

### Essential Information

MLS® #	A2216930
Price	\$1,048,888
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,576
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	127 Ambleside Crescent Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1S5

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
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Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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