

# \$899,500 - 55 Ambleside Park Nw, Calgary

MLS® #A2225278

**\$899,500**

5 Bedroom, 4.00 Bathroom, 2,305 sqft  
Residential on 0.08 Acres

Ambleton, Calgary, Alberta

This exquisite former show home is a true masterpiece of luxury, style, and functionality, offering high-end finishes and superior craftsmanship in a highly sought-after location. Boasting a total livable space of 3,167 sq. ft., this 2-storey home with a double front-attached garage is situated on a conventional lot, providing ample space for comfortable living. It features 3 spacious bedrooms and 2.5 bathrooms on the upper floors, along with a 2-bedroom illegal basement suite with a separate entrance, 3pc bathroom and 9-foot ceilings, offering additional living space for extended family. From the moment you step inside, you're greeted by a grand open-to-above foyer, adorned with sleek glass railings that enhance the home's modern aesthetic. The 9-foot ceilings and 8-foot doors on the main floor create a bright and airy ambiance, while the fully upgraded kitchen is a chef's dream, featuring premium built-in appliances, elegant cabinetry, and high-end finishes that blend style and functionality seamlessly. The upper floor is designed for ultimate comfort, featuring a grand master retreat complete with a spa-like 5-piece ensuite, offering a tranquil escape at the end of the day. A spacious front-facing bonus room provides breathtaking views of the serene pond and lush green space, making it the perfect spot for relaxation or entertainment. Two additional bedrooms share a convenient Jack & Jill bathroom, ensuring practicality and comfort for the entire



family. Perfectly positioned facing a picturesque pond, green space, and a kidsâ€™™ playground, this home offers a peaceful yet convenient lifestyle. Enjoy quick access to scenic walking trails around the pond, where you can take in stunning sunrises and sunsets. Located just minutes from Costco, No Frills, restaurants, gas stations, and other essential amenities, everything you need is within easy reach. This is more than just a homeâ€”itâ€™™s a statement of luxury, convenience, and refined living. Schedule your private showing today!

Built in 2021

**Essential Information**

MLS® #	A2225278
Price	\$899,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,305
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	55 Ambleside Park Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1S4

**Amenities**

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

## Interior

Interior Features	Chandelier, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	42
Zoning	R1
HOA Fees	360
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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