

\$807,000 - 156 Ambleside Crescent Nw, Calgary

MLS® #A2244441

\$807,000

5 Bedroom, 4.00 Bathroom, 2,084 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

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

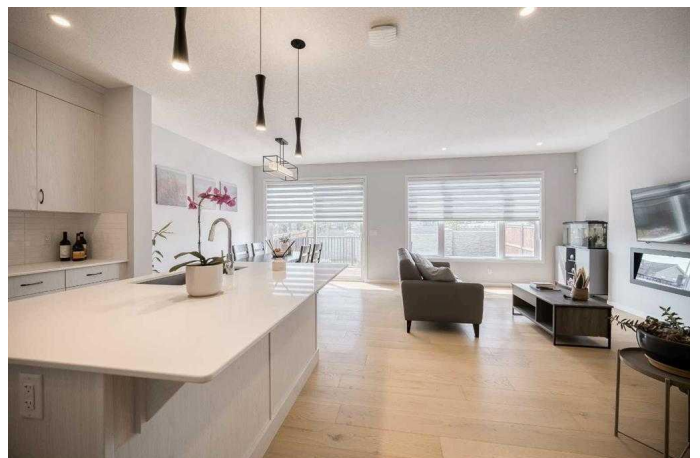
Sleek quartz countertops

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!

Built in 2022

Essential Information

MLS® #	A2244441
Price	\$807,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,084
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	156 Ambleside Crescent Nw
Subdivision	Ambleton

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W3

Amenities

Amenities	Recreation Facilities
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Garden, Interior Lot, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.