

\$1,025,000 - 116 Ambleside Crescent Nw, Calgary

MLS® #A2224492

\$1,025,000

5 Bedroom, 5.00 Bathroom, 3,078 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Priced to sell! 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 youâ€™ll enjoy abundant natural light and a serene outdoor space. Builderâ€™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. Donâ€™t miss your chance to own this exceptional property.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2224492 |
| Price | \$1,025,000 |
| 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, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove |
| Heating | Forced Air, High Efficiency |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, 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 | June 5th, 2025 |
| Days on Market | 61 |
| Zoning | R-G |
| HOA Fees | 265 |
| HOA Fees Freq. | ANN |

Listing Details

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

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