

# \$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	28
Zoning	R-G
HOA Fees	265
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Skyrock
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