



14 Ambleside Rise Calgary Alberta

\$759,900

OPEN HOUSE: SUNDAY (SEPT 14): 1pm TO 3:30pm**Don't Miss Out-GOLDEN OPPORTUNITY for Buyers.. Act Now or Regret Later...!! A stunning and spacious 2-STOREY DETACHED HOME located in Calgary's sought-after community of Ambleton. Built in 2022 and sitting on a beautifully LANDSCAPED 3,379 SQ FT CONVENTIONAL LOT, this elegant residence offers over 2,100 SQ FT OF UPGRADED LIVING SPACE above grade, with a FULLY FINISHED BASEMENT featuring a SEPARATE SIDE ENTRANCE--ideal for MULTIGENERATIONAL LIVING or FUTURE RENTAL POTENTIAL. Step inside and experience the perfect blend of MODERN DESIGN and FUNCTIONALITY. The bright, open-concept main floor features soaring 9-FT CEILINGS, HARDWOOD FLOORING, and a welcoming layout that's ideal for both daily living and entertaining. The GOURMET KITCHEN is the heart of the home, boasting QUARTZ COUNTERTOPS, a GAS STOVE, CHIMNEY HOOD FAN, WALK-IN PANTRY, stylish TILE BACKSPLASH, and a spacious QUARTZ ISLAND that doubles as a prep space and casual dining area. The adjacent dining room seamlessly flows onto the BACK DECK and into the PRIVATE FENCED YARD--perfect for BBQs and summer gatherings. Relax in the cozy living room with a DECORATIVE ELECTRIC FIREPLACE finished with elegant SURROUND. Additional features include a MAIN FLOOR DEN, 2-PC POWDER ROOM, CROWN MOULDING, UPGRADED VINYL WINDOWS, and an INSULATED DOUBLE ATTACHED GARAGE with FRONT DRIVE ACCESS. You'll appreciate the attention to detail throughout, from the elegant FLOORING to the CUSTOM-BUILT FEATURES. Upstairs, you'll find a generous BONUS ROOM perfect for a playroom or media space, along with convenient UPPER FLOOR LAUNDRY and two spacious secondary bedrooms, both featuring WALK-IN CLOSETS. The lavish PRIMARY BEDROOM is a peaceful retreat, offering a luxurious 5-PIECE ENSUITE with DOUBLE VANITY, QUARTZ COUNTERS, SOAKER TUB, STAND-UP SHOWER, BIDET, and a MASSIVE WALK-IN CLOSET. The ...

Family room 25.50 Ft x 22.00 Ft
4pc Bathroom 9.25 Ft x 5.00 Ft
Den 13.25 Ft x 11.83 Ft
Furnace 9.75 Ft x 9.17 Ft

Bonus Room 19.17 Ft x 15.42 Ft
Primary Bedroom 14.17 Ft x 13.00 Ft
5pc Bathroom 11.00 Ft x 9.75 Ft
Other 9.92 Ft x 5.17 Ft

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Listing Presented By:



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Living room 15.83 Ft x 13.58 Ft
Dining room 11.50 Ft x 9.50 Ft
Kitchen 16.08 Ft x 12.25 Ft
Den 6.17 Ft x 5.83 Ft
2pc Bathroom 5.33 Ft x 5.00 Ft

Laundry room 8.75 Ft x 5.75 Ft
Bedroom 10.17 Ft x 9.92 Ft
4pc Bathroom 8.67 Ft x 5.00 Ft
Bedroom 12.58 Ft x 10.08 Ft