



172 Ambleside Crescent Calgary Alberta

\$875,000

Showcased in new condition, this well designed and upgraded home is located on a pie lot and comes with added touches such as a Gemstone lighting, Central Air, Home automated switches, pre-wired EV outlet rough in and security wiring, R14 garage door 18'8" wide, tankless hot water and a solar panel conduit. Step into a main floor boasting 9' ceilings, 8' doors, a front enclosed office space, 2-piece bath and access from the mudroom with lockers off the garage through the walk-through pantry and into the kitchen. Prepare to be amazed, a kitchen crafted with every detail in mind. An oversized island with quartz water fall, 2 built in ovens, soft close mechanics, coffee bar, sil granite undermount sink, gas stove top, Bosch dishwasher, pot lighting and a plethora of extended cabinet space and prep area. Perfectly placed dual sliding patio doors located behind the family size dining area with access to the entertainment size composite deck on a pie lot with a storage shed and fully fenced. The lifestyle room is wrapped around a focal gas fireplace detailed with brick and mantle. Open rail and carpet take you to the upper level where you will find space and convenience for all. A bonus room with a raised ceiling, tiled upper laundry room with a wash basin, 2 generous size kid's bedrooms and their own 5-piece tiled bathroom with dual sinks, quartz storage vanity and a pocket door divider to the water closet and tub area. Completing this space is the full width primary bedroom located to the back of the home offering a walk-in closet and tiled 5-piece en-suite bath boasting his and her sinks, quartz storage vanity, stand-alone tub, tiled separate shower with 10 mil glass and water closet. The lower level offers an amazing foot print beginning with 9' ceilings, home security and network pre-wiring, water softener, dual zone high efficient furnace, future bathroom rough in....

2pc Bathroom 5.17 Ft x 5.17 Ft
Office 7.75 Ft x 8.92 Ft
Dining room 14.08 Ft x 13.42 Ft
Kitchen 13.75 Ft x 14.50 Ft
Living room 10.75 Ft x 16.83 Ft
Other 7.33 Ft x 9.00 Ft

Laundry room 6.50 Ft x 8.33 Ft
5pc Bathroom 13.92 Ft x 5.25 Ft
5pc Bathroom 11.50 Ft x 12.42 Ft
Primary Bedroom 12.92 Ft x 16.92 Ft
Bedroom 11.42 Ft x 10.17 Ft
Bedroom 13.92 Ft x 10.08 Ft

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Originally Listed by:
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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Foyer 8.83 Ft x 11.17 Ft

Other 11.50 Ft x 6.58 Ft

Bonus Room 18.92 Ft x 12.50 Ft