



GRASSROOTS
REALTY GROUP

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116 Ambleside Crescent NW
Calgary, Alberta

MLS # A2328245



\$1,080,000

Division:	Moraine		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,101 sq.ft.	Age:	2024 (2 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Greenbelt, Rectangular Lot, Street Lighting		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

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)

Inclusions: N/A

Welcome to this exceptional three-storey luxury residence offering over 4,000 sq. ft. of meticulously designed living space, including a secondary legal suite. Perfectly positioned on a conventional lot with a highly sought-after south-facing backyard, this executive home seamlessly blends modern architecture, premium finishes, and outstanding income-generating potential. Thoughtfully crafted for both elegance and functionality, the home features 5 spacious bedrooms and 4.5 bathrooms above grade, complemented by a 2-bedroom, 1-bathroom basement legal suite complete with a private side entrance, dedicated furnace, and oversized windows—ideal for extended family, guests, or significant rental income. The main level showcases elevated design throughout, highlighted by 9-foot knockdown ceilings, expansive windows that flood the home with natural light, automated power blinds, and integrated Alexa voice-controlled smart home technology. A main floor bedroom and full bathroom offer exceptional flexibility, perfect for multigenerational living, guests, or a private executive office. At the heart of the home is a stunning chef-inspired kitchen, beautifully appointed with a massive quartz island, premium KitchenAid appliances including a built-in oven and microwave, touchscreen smart refrigerator, and a powerful 36" KitchenAid 6-burner commercial-style gas cooktop. Extensive custom cabinetry provides abundant storage, while the fully equipped spice kitchen with its own upgraded KitchenAid 6-burner gas range offers both convenience and elevated functionality for everyday living and entertaining. The second level features a spectacular bonus room, creating an impressive yet comfortable family retreat, with standard ceiling height that enhances the home's spacious and functional design. The primary ensuite serves as a

luxurious private sanctuary, complete with a spa-inspired 5-piece ensuite featuring dual vanities, an oversized soaker tub, glass-enclosed shower, and a spacious walk-in closet. A secondary bedroom offers its own private 4-piece ensuite and walk-in closet, while two additional generously sized bedrooms are connected by a well-designed Jack-and-Jill 5-piece bathroom. The third level adds a rare and highly desirable element, featuring a versatile bonus space with impressive vaulted ceilings and direct access to a private balcony—perfect for a home office, executive lounge, fitness studio, or entertainment area—along with a convenient 2-piece powder room. The exterior living experience is equally impressive, featuring a fully finished and landscaped south-facing backyard complete with a premium composite deck and beautifully curated flower beds, creating an ideal setting for outdoor entertaining and relaxation. Additional highlights include a double attached garage and an extended exterior parking pad at the front, providing a total of three dedicated parking spaces for enhanced convenience. Combining sophisticated design, luxury finishes, advanced