



GRASSROOTS
REALTY GROUP

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118 Ambleside Heath NW
Calgary, Alberta

MLS # A2343718



\$749,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,566 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Few Trees, Landscaped, Lawn, No Back Lan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

STEPS TO THE POND, 2,566 SQFT ABOVE GRADE, and a 36 FT WIDE CONVENTIONAL LOT set this home apart. With a NEW ROOF in 2025, plus NEW SIDING, GARAGE DOOR, and WINDOWS above the garage in 2026, along with TRIPLE PANE WINDOWS on ALL SIDES of the house, plus FULL LANDSCAPING & FENCING, this four-year-old home with its soft FRENCH-INSPIRED CREAMY STYLE still feels REMARKABLY FRESH inside and out. ABUNDANT NATURAL LIGHT, GENEROUS SPACE, and a highly FUNCTIONAL LAYOUT make it ideal for families who want room without sacrificing flow. The Main Floor is BRIGHT, OPEN, and SPACIOUS. A South-Facing window at the foyer welcomes you with warm natural light the moment you step inside. The oversized kitchen features a BUILT-IN OVEN & MICROWAVE, GAS COOKTOP, CHIMNEY HOOD FAN, abundant cabinetry, and a substantial ISLAND. A WALK-THROUGH PANTRY connects directly to the mud room and garage, creating an effortless everyday flow. The generous Living and Dining areas are anchored by a GAS FIREPLACE and filled with warm morning light. A separate SOUTH-FACING FLEX ROOM with a large window can serve as an OFFICE, private meeting room, playroom, hobby room, or personalized space. A powder room completes the main floor. Outside, the property is FULLY LANDSCAPED & FENCED with a DECK. The FRONT ATTACHED DOUBLE GARAGE also offers impressive ceiling height and excellent storage potential. Upstairs, upgraded OPEN RAILINGS lead to a HUGE BONUS ROOM with South & West Facing windows, creating an ideal space for family entertaining. The bedroom layout offers excellent PRIVACY SEPARATION: the oversized PRIMARY SUITE occupies one side of the home, while TWO

LARGE SECONDARY BEDROOMS and a 4-PIECE BATHROOM form their own private zone on the other. The primary suite includes a spacious 5-PIECE ENSUITE, flowing directly into a LARGE WALK-IN CLOSET and then into the LAUNDRY ROOM WITH UTILITY SINK. The secondary bedrooms are generously sized and can easily accommodate MULTIPLE BEDS, making them ideal for larger families or frequent guests. The unfinished basement offers close to 1,000 SQFT and is a true BLANK CANVAS for future development. Envision additional family living space, a recreation area, bedroom, home gym, or a more independent lower-level setup. A future Side Entrance or Secondary Suite may also be possible **subject to approval and permitting by the city/municipality** The home is just A FEW STEPS FROM THE POND AND COMMUNITY PATHWAYS, offering easy access to green space and outdoor enjoyment. Ambleton offers parks, playgrounds, pathways, and convenient access to 144 Avenue, 14 Street, and Stoney Trail. Shopping, groceries, dining, fitness, and everyday services are nearby in Evanston, Creekside, Sage Hill, and Beacon Hill. If you are looking for MORE SPACE, BETTER FUNCTION, A CONVENTIONAL LOT, and POND-SIDE LIFESTYLE, this home deserves to be seen. BOOK YOUR SHOWING TODAY!