

**126 Ambleside Hill NW**  
**Calgary, Alberta**

**MLS # A2228587**



**\$949,000**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,220 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Gazebo, Garage Door Opener, Basement: Washer, Dryer and Kitchen Appliances

OVER 3,000 SF LIVING SPACE | WALK OUT BASEMENT | 1 BEDROOM BASEMENT STUDIO WITH ITS OWN KITCHEN, LAUNDRY | PREMIUM 36 FT LOT WIDE, NOT A ZERO LOT LINE | UPGRADE FROM TRICO BUILDER: KITCHEN, FLOORING, COUNTER TOP | Welcome to 126 Ambleside Hill NW, a two-storey stunning home located in the desirable community of Ambleton. Step inside to soaring 9ft ceilings on the main floor, featuring an ideal open-concept layout that connects kitchen, dining, and living. Contemporary finishes include chic vinyl plank flooring, pot lighting, electric fireplace, creating an inviting space that works beautifully for everyday family living or entertaining. At the heart of the home is a beautifully appointed kitchen including: a central quartz-topped island with breakfast bar seating, sleek stainless steel appliances, a walk-through pantry. Upstairs, discover a spacious primary suite with large walk-through closet and a serene 5-piece ensuite with double vanities. Two additional well-proportioned bedrooms, a full bathroom, and convenient upper-floor laundry complete this thoughtful second level. A bright bonus room upstairs is perfect as a TV lounge or an office space, depending on your family's needs. The walk-out basement has been finished with a spacious kitchen and connecting rec room, a good-sized bedroom, full bathroom and lots of storage space. Attached double garage with driveway parking for two more cars. Enjoy the outdoors in your landscaped, private rear yard ideal for summer cookouts and gardening. This lovely home is located in Ambleton/Moraine community, a prime location with easy access to Stoney Trail, Shopping at Sage Hill Crossing & Carrington, close to Nose Hill Park & Pathways, ideal for recreation, only minutes to public transit routes and commute routes north or downtown. Book today

to view this beautiful property!